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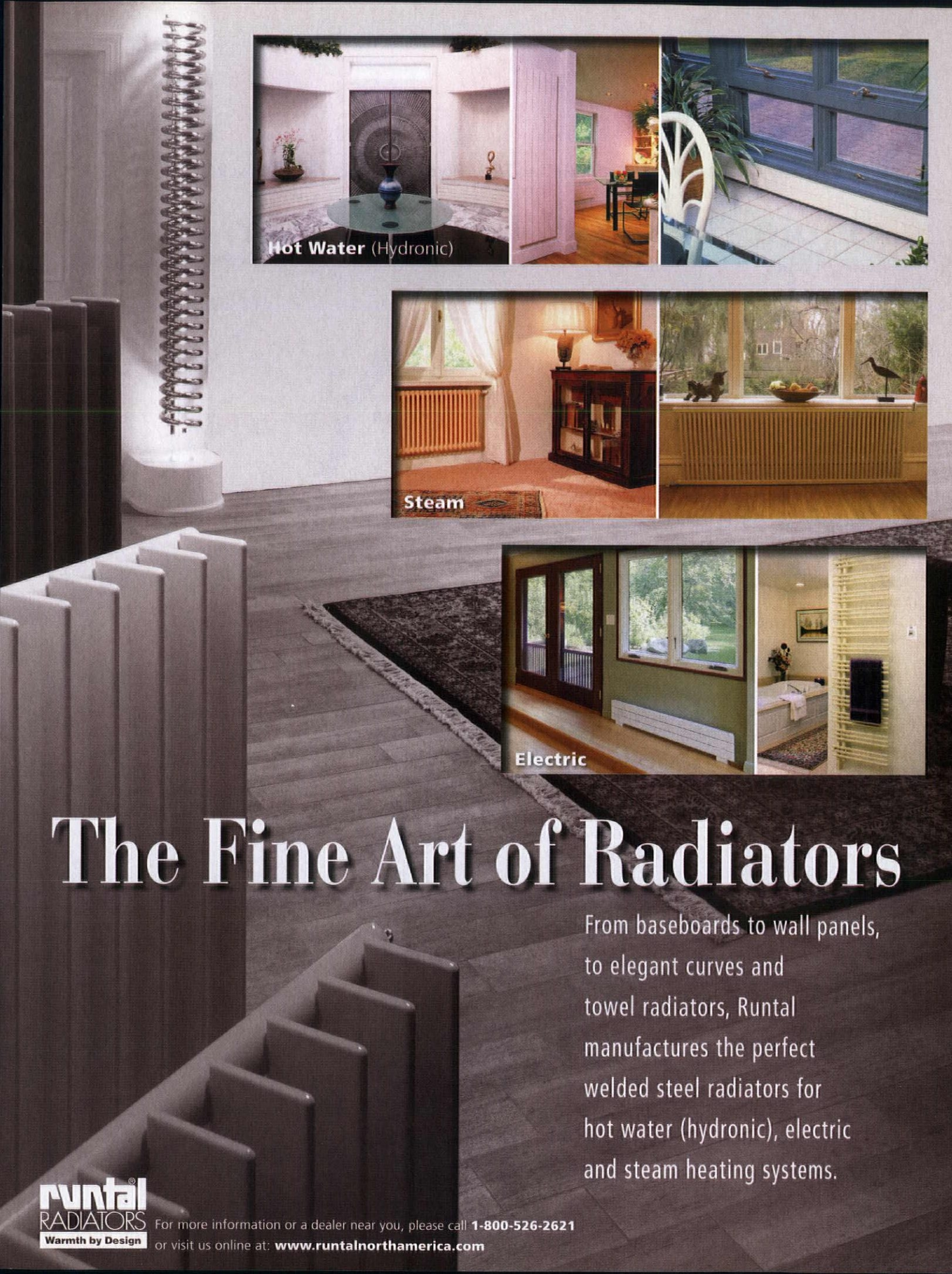
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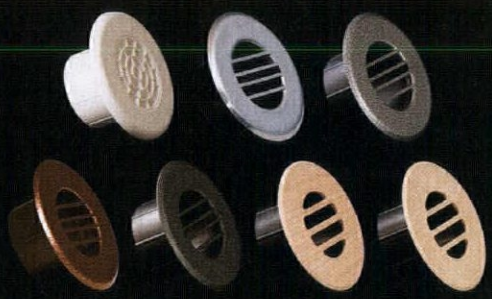

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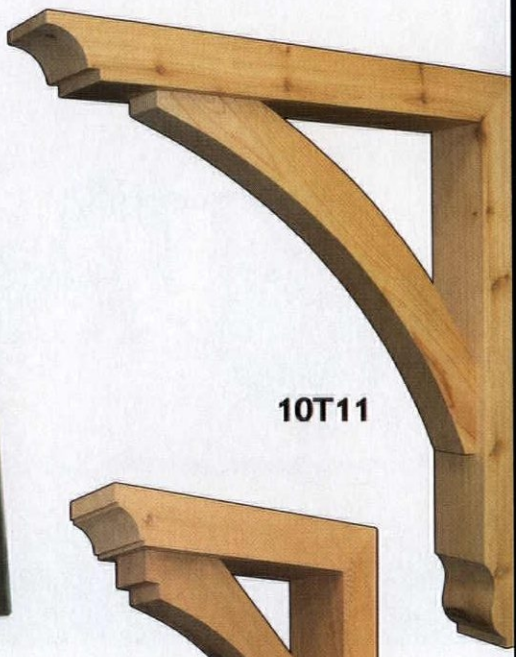

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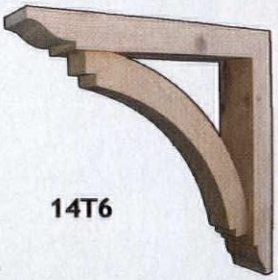

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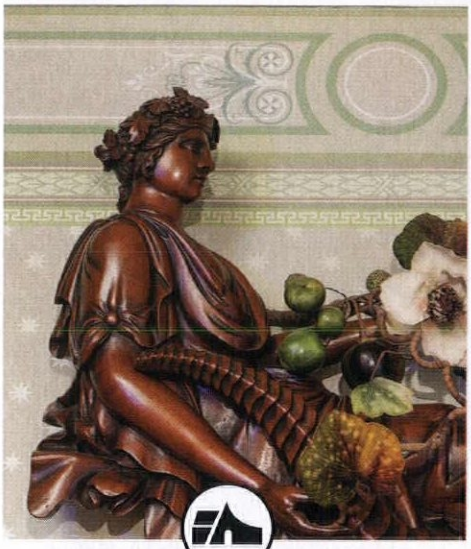

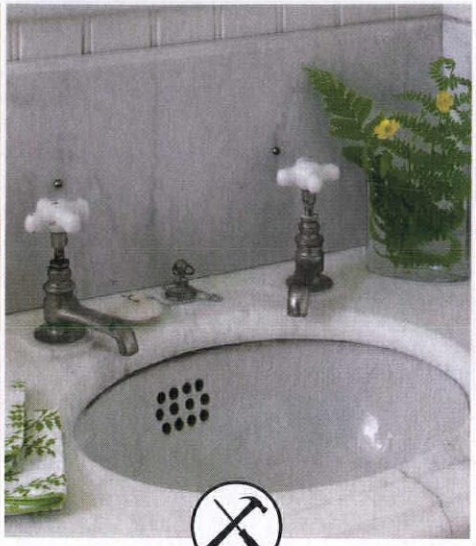

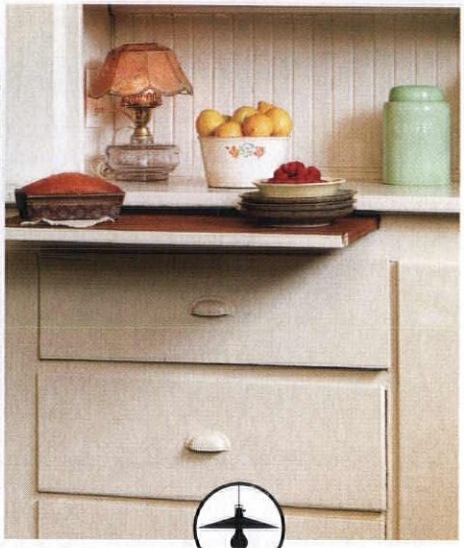

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COVER PHOTO BY WILLIAM WRIGHT. SEE STORY ON P. 16.

Readers' votes & editors' picks

In this issue, see our restoration award winners: A San Francisco Victorian cottage of modest size, decorated in fine style and with a basement master suite straight out of the 1870s. And a 1932 Storybook Tudor, beautifully detailed and just a little bit eccentric, the home of a restoration consultant whose clients' homes have appeared in these pages. This special year-end issue was put together interactively with readers, whose Facebook "likes" and comments weigh into what's featured. A jury of editors and contributors pre-selected three projects in two categories: Best Homeowner Restoration and Best Restoration by a Designer. Then we posted multiple photos of each house on Facebook for a popular vote.

The feature in our Restore section is a kind of summary of dos and don'ts, parsing out what should (generally) be saved, repaired, or replaced during a typical renovation. We think it's a novel way to offer a review of preservation standards.

The Design section feature is about creating and staying on budget during a kitchen or bathroom remodeling. Our concentration is on cabinets and other big-ticket items, but throughout we talk about the need to save in order to splurge! Next, we juried kitchens and bathrooms published over the years, again putting them to a public vote. Respondents picked a surprisingly old-fashioned kitchen, with simple lines and warm color befitting a colonial or country house, as well as a standard three-fixture bathroom that would be equally at home in a Victorian- or Craftsman-era house.

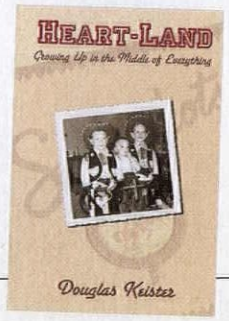
The editors chose their own Favorite Things for that expanded portion of the magazine, organizing great finds by style and era. My thanks to editor Mary Ellen Polson for her diligence and good eye for design.

Patricia Poore

SIDE NOTES

OTHER LIVES

I love it when I find out someone from the old-house universe has a parallel career. Photographer **Doug Keister** recently wrote a memoir full of pathos and humor, about his Boomer childhood in Nebraska: *Heart-Land, Growing Up in the Middle of Everything* (amazon.com, print and Kindle). **Glenn Eldridge**, aka The Tin Man, is the owner of Chelsea Decorative Metal (making embossed ceilings). In his book *We Are Woodstock*, Glenn recalls, in eye-popping detail, a certain weekend he spent in 1969 (amazon.com, weare woodstock.com). The man behind Broad Axe Flooring Co. is **Robert R. Anderson**, an accomplished painter who also is an active golfer, bird hunter, and fly fisherman. His mystery novels involve golf, horses, and his beloved state of Vermont; more at outdoorsportingart.com (Nook and Kindle).



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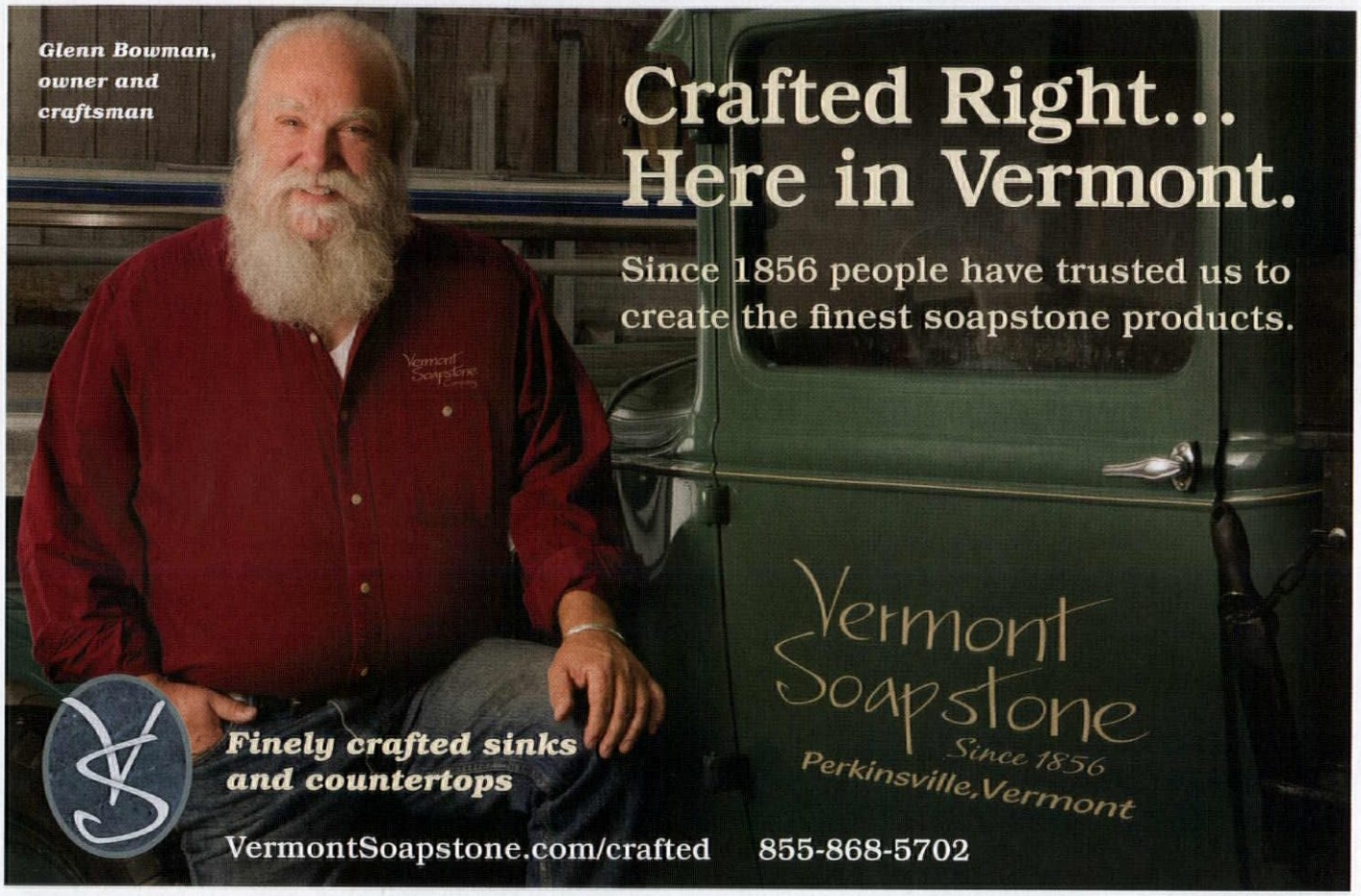
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I made the '90s OHJ move from Brooklyn to Gloucester, then went "home" to fix up a 1900 Victorian (since turned into a vacation rental) and a 1906 row house that I'm now re-restoring with my husband, Todd. Along with my work as a children's books editor, I've kept writing for OHJ!

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Inspire

Neo CLASSICAL SPLENDOR

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Classical and Eastlake influences in a jewel box.
+ VICTORIAN CLASSICS TODAY

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Uncovering the essence of a 1932 Tudor.
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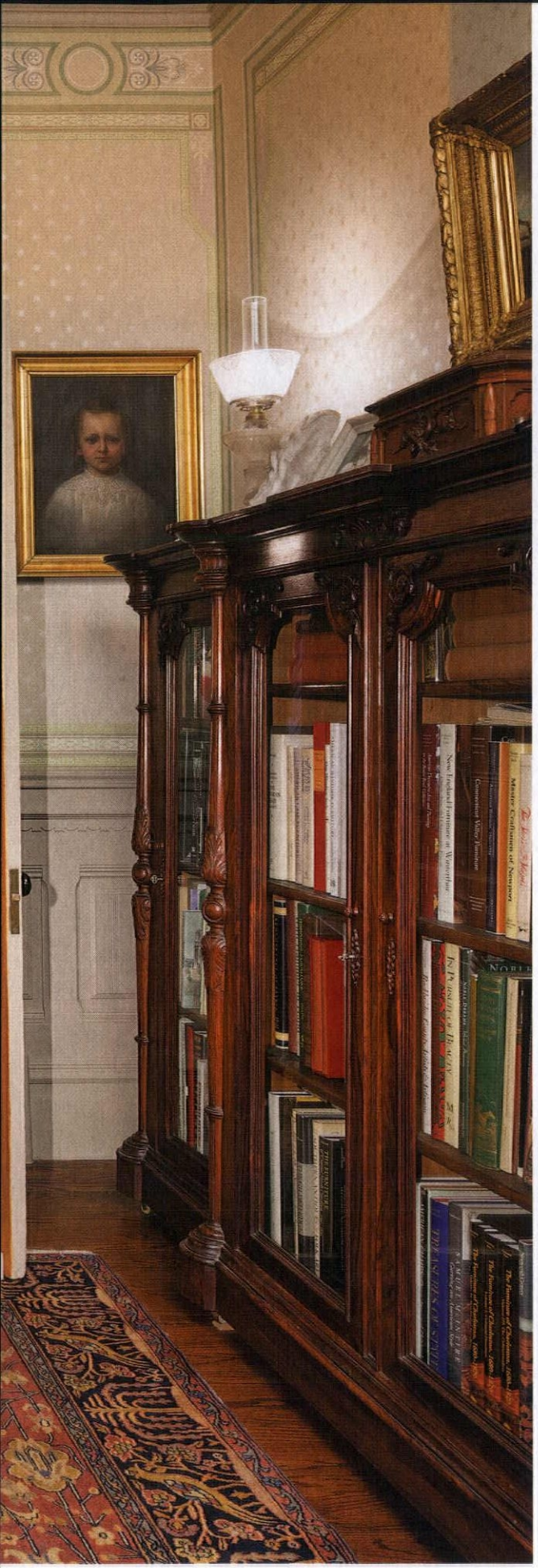
Decorated with Renaissance Revival furniture and Bradbury & Bradbury's Victorian-era 'Neo-Classical' papers, the front parlor is the most formal room. The Aesthetic Movement kitchen is beyond the door. **OPPOSITE** The San Francisco house is cottage-size. The back terrace opens off the new master bedroom on the garden level.



A Cottage All Grown Up

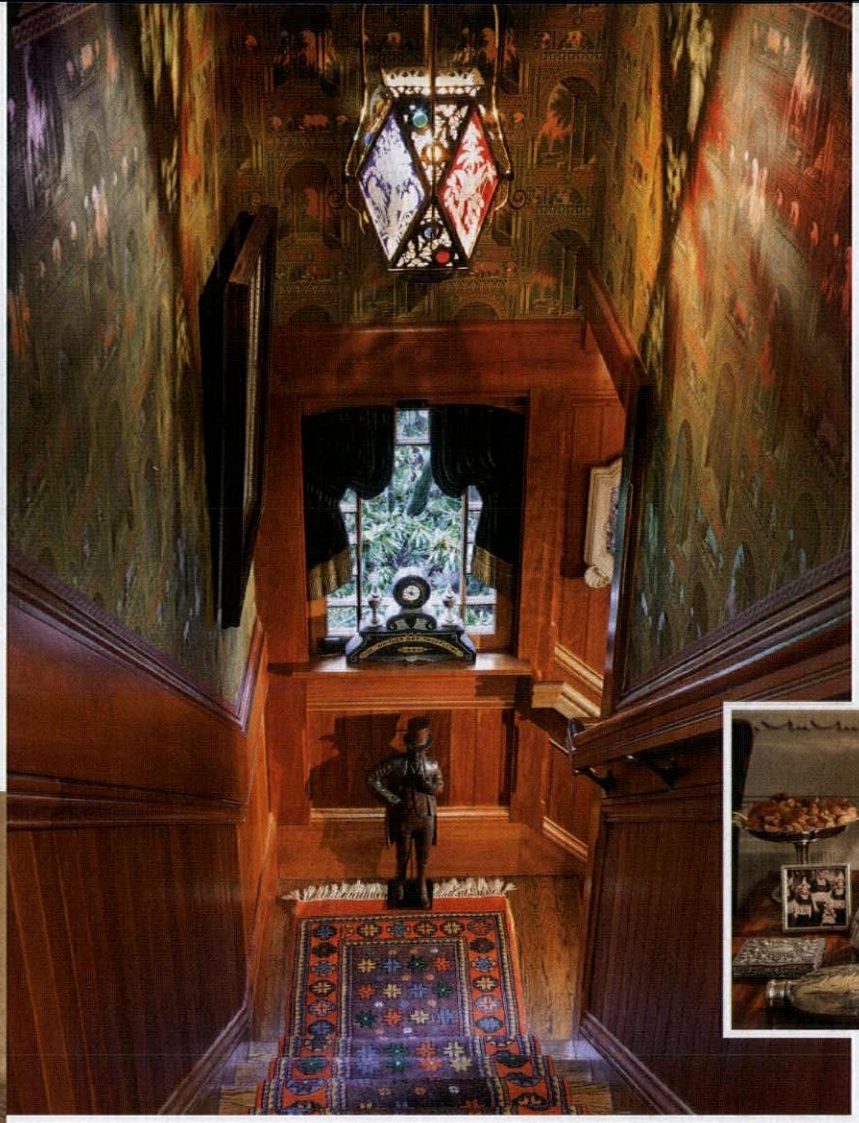
Beautifully imagined and carefully edited, the 1886 house is a Victorian Revival jewel box, all in 1700 square feet (and that includes the basement).

By Brian D. Coleman | Photographs by William Wright

In an 825-square-foot Victorian cottage in San Francisco, this married couple lived together quite peacefully. Twenty-five years into it, they decided to make over the daylight basement for a master bedroom, modestly adding on to accommodate an en-suite bathroom. This doubled their living space.

The downstairs is done in Stick Style splendor, its cherry paneling based on a similar 19th-century treatment in the Sanford-Covell House in Newport, Rhode Island.

In the beginning, the modest 19th-century cottage was all the homeowners could afford. It would just be a starter



RIGHT The staircase leading to the master suite downstairs is decorated with opulent, Persian-patterned wallpaper reproduced from a vintage sample found by the owners. **BELOW** An exotically jeweled and filigreed chandelier, ca. 1880, illuminates the front parlor.

OPPOSITE Memorial marble figures and paperweights rest on a gateleg table in the front parlor window. **BELOW** A collection of Victorian silverplate includes a Pairpoint Anglo-Japanese lamp, figural boxes, and trays.

Perched on a hillside, the 1886 Victorian cottage had been solidly built of heart redwood. Original hardware and robust wooden dadoes remained.

More Online

Hanging period papers at **oldhouseonline.com/how-to-hang-historical-wallpaper**.

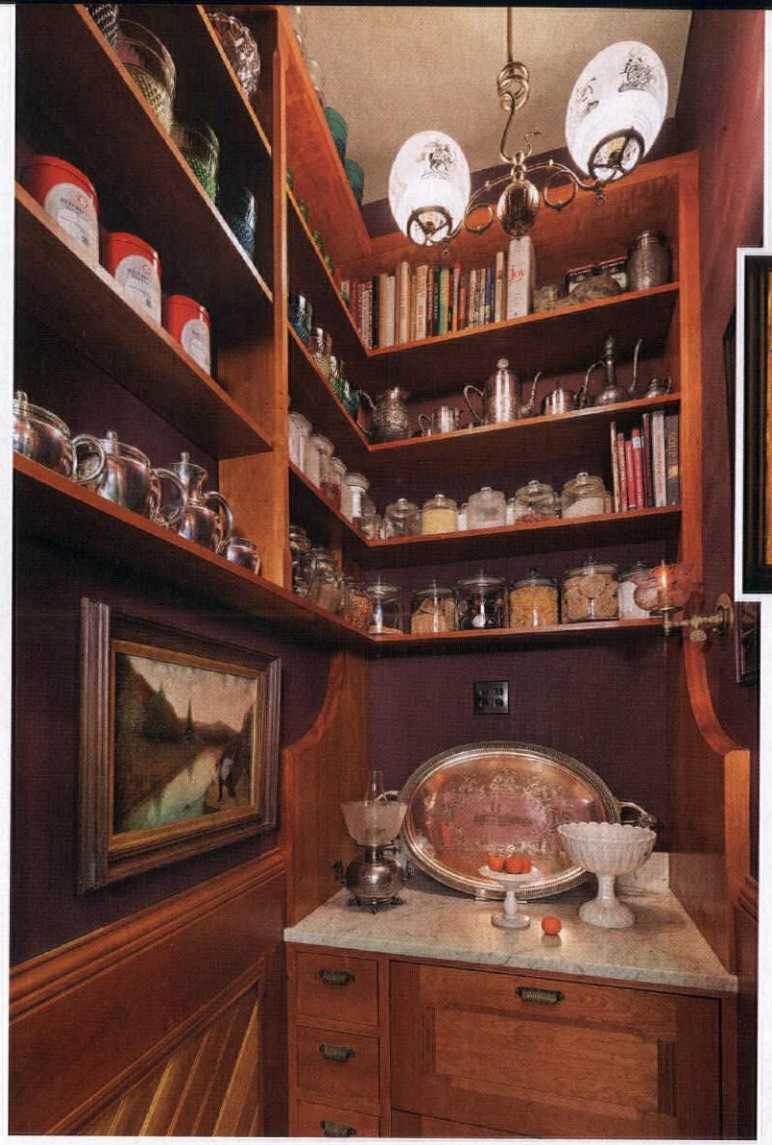
house, they told themselves—something to resell in a year or two. Built in 1886 by Scottish immigrant carpenter George Gray, it was an unassuming residence for his wife and four children and had remained in their family until 1964. The house had a colorful succession of subsequent owners. The second operated a short-lived pillow factory in the basement; when the third owner flipped the house, he felt so wealthy he moved to Paris!

Perched on a steep hillside, the cottage had been solidly built of thick, heart redwood inside and out. Little had been changed over the years; the hardware was original, as was the paneled wood dado in the parlor.

The cottage began to work its charm on the couple who bought it. They couldn't resist embarking on a series of improvements, all of them in keeping with the home's original Victorian design. In the 1950s, the exterior had been covered with white asbestos siding and the front door painted hot pink—so the first order of business was to remove the siding, strip the door, and repaint the redwood siding in its original earthy palette.

AESTHETIC SUITE A second phase came much later, when the couple doubled their living space by turning the garden level into a paneled master suite. The daylight basement had never been finished, but it ran the length of the house and had plenty of potential. The wife had grown up in New England, so she had fond memories of cozy rooms finished in tongue-and-groove paneling. Working with Oakland architect Steve Rynerson, who specializes in historic

OUR PAGE



OPPOSITE The galley kitchen was turned into an Aesthetic jewel box with custom cherry paneling and cabinets, and pressed glass in the Queen Anne door. **RIGHT** A former broom closet became the walk-in pantry. **FAR RIGHT** Colored and pressed Addison glass tiles came in a variety of colors and designs.

restoration, the couple had plans drawn that imagined the basement as a paneled, Eastlake master suite. An addition to the south allowed for a new 6½' x 12' master bathroom.

Walls and ceilings in both rooms were covered in panels of cherry tongue-and-groove boards framed by mouldings. All of the woodwork was cut, installed, and stained on site—a laborious process that took over a year. A rare, R. J. Horner faux bamboo bedroom suite, made of solid maple with accents of delicate bird's-eye and tiger maple veneers, was given center stage. Ornate gaslight-era lighting by well-known makers, including Philadelphia's Cornelius and Baker, added to the room's ambience. Reproduction fittings for the master bath—like the substantial, cast-iron 'Vintage' bathtub from Kohler—were chosen for practicality as well as period appeal.

The wife is an avid antiques buff and collector. Soon rooms began to fill with 19th-century carved furniture, museum-quality lighting, and collections of Victoriana, from unusual silverplate to carved marble paperweights and memorials. It was sometime about midway through the basement remodeling that the couple realized they were here to stay.

A SNUG KITCHEN The next project was the 145-square-foot galley kitchen. The space had been modernized with an overbearing row of white laminate cabinets and a cheap sink. White vinyl tiles covered the walls, and imitation brick resilient flooring overlaid the original fir. Having designed the master suite, architect Steve Rynerson understood his clients' vision: He would need to design a jewel box that celebrated the Aesthetic Movement period without defaulting to modern intrusions: no granite countertops, no stainless-steel appliances, no efficient food-prep stations set within miles of countertop. The room was torn down to the studs. Eastlake paneling was designed to envelop walls and ceiling. Under the strict tutelage of an English cabinetmaker,

Victorian Pressed Glass—

A great way to add 1870s–1880s detail to a room is with a Queen Anne-style door: one that's partially glazed, with a clear center panel surrounded by a border of colorful glass lights divided by muntins. A glazed door will bring light into a hall or parlor, too.

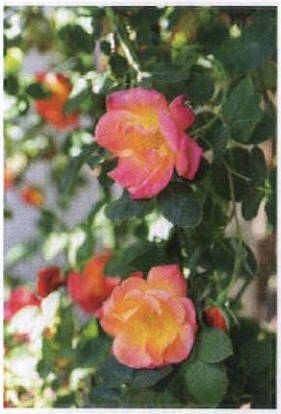
Pressed and colored glass is readily available. These homeowners, however, used their collection of vintage Addison glass. Manufactured by the Mosaic Glass Company founded in Fostoria, Ohio, in 1889, the rainbow of pressed-glass "tiles" included cobalt, blue, amber, teal, dark aqua, amethyst, and clear. The firm moved to Addison, New York, in 1901 and changed its name, then declared bankruptcy in 1903. Addison glass still may be found on eBay; tiles run from $50 to $300 depending on size and design.

AN AESTHETIC FANTASY ROOM

The master suite these owners created on the basement level has the rich paneling details associated with Eastlake or Stick Style houses, and it's suitably furnished in 1870s Aesthetic antiques.

Applied in a decorative fashion, custom cherry woodwork panels the master suite, acting as a perfect backdrop for museum-quality Aesthetic Movement furnishings and lighting. The ca. 1870s faux bamboo bedroom suite was made by R.J. Horner. **RIGHT** An exuberant, ca. 1880 brass table by Charles Parker sits by the bed.

An adjoining master bath with cherry paneling was added to the back of the home and fitted with period-style fixtures. The Roman tub and wall hung pedestal sink are romantically lit by a ca. 1880 10-light gas chandelier and 1870 Hollins etched-glass sconces.



The richly paneled master suite is in the daylight basement. Renovation of the downstairs space doubled the size of the living area. The same Eastlake style was picked up in the kitchen design.

The bedroom opens to the "inner sanctum." **LEFT** A multi-hued Joseph's Coat rose clambers over a trellis in the back garden. **BELOW** Salvaged marble moulding makes a handy shelf for backyard plants.

trim pieces were made and fitted on site.

The new cooking galley is simple and straightforward. Cabinets, made of the same cherry as the paneling, stretch to the ceiling, as they often did in Victorian butler's pantries. (See the photo on p. 20.) A tall rolling ladder on a rail provides access to uppermost cabinets. The design avoids making the room too perfect, too fitted—too modern. For example, utensil drawers were fashioned from an old tiger-maple violin case that sits on the table. An adjoining closet was returned to its original configuration, becoming a walk-in pantry for extra storage.

Colorful windows fitted with vintage Addison glass throw a rainbow of red, blue, purple, and gold into the warm wood room. A Sub-Zero refrigerator is camouflaged beneath fitted cherry panels. The La Cornue stove in royal-purple enamel is an elegant accent.

FORMAL ROOMS The high-ceilinged parlor on the main floor got the treatment it deserved. Already nicely fitted with wood and plaster trim, the room was hung with roomset wallpapers from Bradbury & Bradbury's Victorian 'Neo-Classical' collection, in a colorway that complemens the stone-grey paint chosen by previous owners. (The cottage has never had a formal dining room.) A tiny bathroom carved from a closet in an earlier era was transformed with marble wainscoting and classic 'Italian Panorama' wallpaper from Iksel of Paris. The original Crane soaking tub remains.

The husband cultivates species rhododendrons. The couple's terraced yard is planted with rare species, like the creamy-white and intensely fragrant 'Hunstein's Secret', the saturated-yellow *R.macabeanum,* and the massive-leaved *R.sinogrande*. Like the cottage, the backyard is a small, lovely retreat.

More Online

Using beaded boards: **oldhouseonline.com/behind-the-scenes-with-beadboard**.

FOR RESOURCES, SEE PAGE 95.

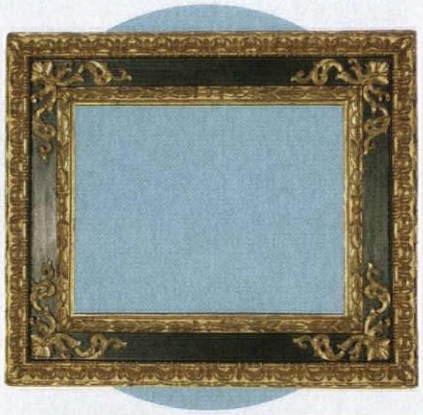
VICTORIAN CLASSICS

RESTRAINED, AND EXTRAVAGANT.

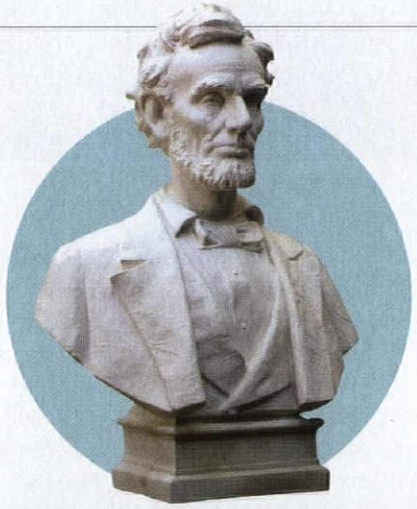
Furnishings in the San Francisco house are antique. But many of the classics seen in its rooms are available today, and its decoration is inspiring. Here: objects related to a Victorian cottage that started small, gained a Stick Style master suite, and then was redecorated in neoclassical grandeur.

RAIL DETAIL
A set of plain handrail brackets simply will not do if you're creating a Victorian retreat. This solid-brass bracket (in five finish options, starting at $36.95 apiece) is one of several ornate designs sold by Signature Hardware. They have carpet stair-rods, too. *signaturehardware.com*

MOROCCAN MADE
Every 1880s interior had a touch of the exotic. The handmade Lamia ceiling lamp features colored pressed glass. The piece measures 8" x 8" x 16" high. $250; order online from Moroccan Prestige, *moroccanprestige.com*



RENAISSANCE FRAMES
We found authentic reproductions, made in Italy by Federici Workshop since 1905. Museum-quality (pricey) and less expensive frames in Renaissance, Baroque, and French styles, painted and gilt. Shown: Renaissance #05 in black and gold. Custom sizing/pricing. *antiquepictureframestobuy.com*



AMERICAN CLASSIC
What's more classical or more Victorian than a bust on a pedestal? Giust Gallery has Ariadne to Zeus, along with Nefertiti, Teddy Roosevelt, and Abraham Lincoln. Search by time period, artist, or museum to find the bust perfect for your room. Pricing $150–3,200; most in the $400–$800 range. *giustgallery.com*

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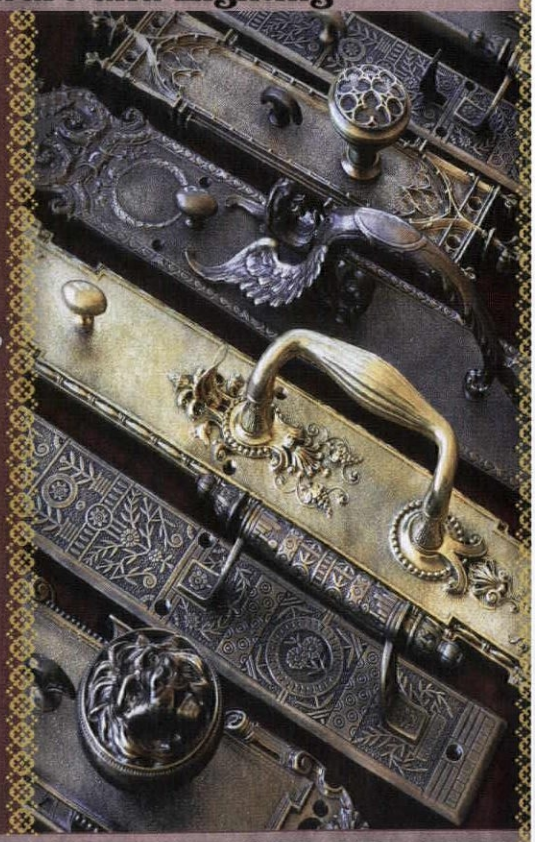
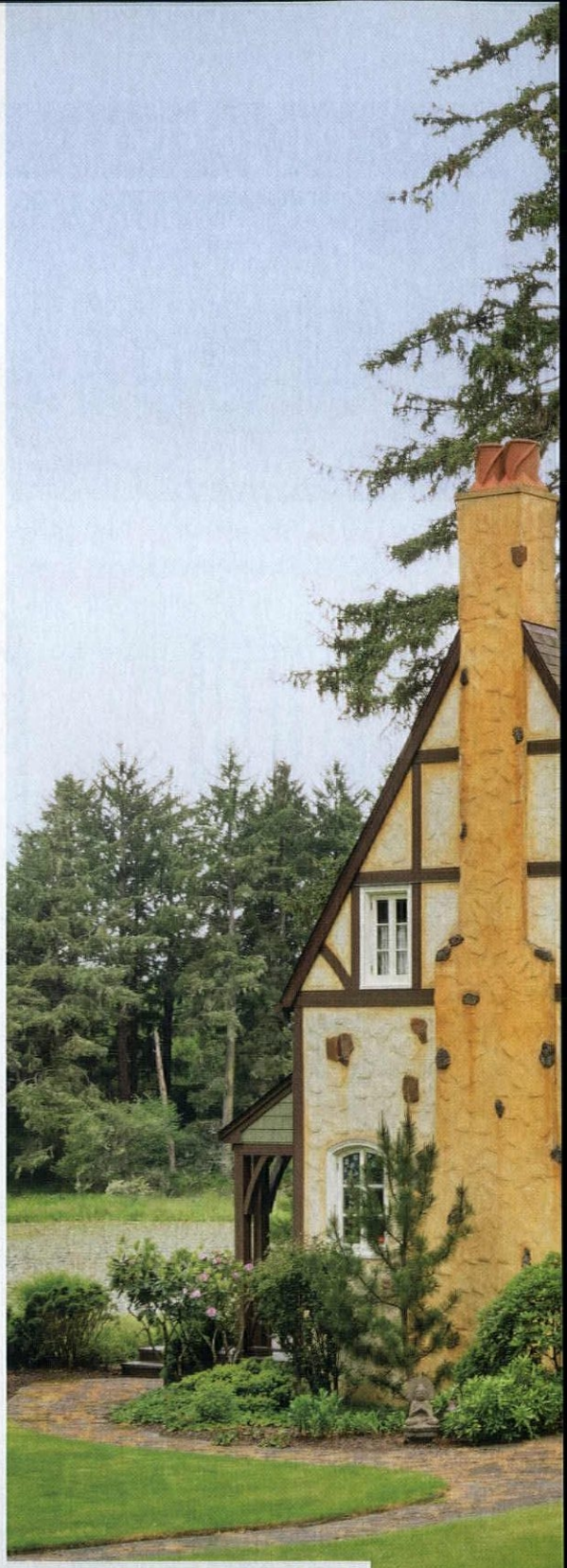


Vintage Hardware & Lighting www.vintagehardware.com 360-379-9030

WHEN KARLA PEARLSTEIN, the Oregon-based restoration consultant who has helped so many clients with their vintage homes, got married to Aaron, the couple wanted their primary residence to be in Astoria, a port city northwest of Portland. Aaron wanted something large, near water, with a fireplace in the bedroom and a large yard. Karla set her sights on a smaller, more contained home. After looking extensively, they came across the Cherry House in nearby Warrenton, so-named because it had been the summer home of a prominent



ABOVE The stunning, original Batchelder fireplace is flanked by windows with David Schlicker's stained glass and, below them, blackbird-themed radiator covers. Owl andirons continue the theme. **RIGHT** Now stripped of blue siding, the exterior has lots of Storybook Tudor elements.

OLD HOUSE JOURNAL

READER FAVORITE

BEST RESTORATION BY A DESIGNER

2016

A Storybook ODYSSEY

A wise restoration consultant attends to her own project, a 1932 Tudor Revival house once hidden behind blue vinyl siding and stucco. The renovation has taken 19 years—so far. **By Donna Pizzi | Photographs by Blackstone Edge Studios**

ABOVE Two picture windows in the dining room feature new stained glass, this time with an Art Deco spiderweb motif. The first owners' dining-room table and chairs remain in the house. **LEFT** The original staircase has painted balusters and trim with mahogany handrail and newels. The French doors lead from the hall into the dining room.

TILE INSPIRATIONS

When a leaking upstairs toilet went undiscovered, water came through lath and plaster downstairs, destroying the original oak flooring at the entry door. The damaged wood was replaced with a tile "rug," which also plays off the original Batchelder fireplace that can be seen from the entry.

Contractor Ed Overbay enlisted Renée O'Connor of Willapa Bay Tile to create custom molds for the border. Karla Pearstein, Overbay, and O'Connor collaborated on the design. In the center panel, two ravens face each other, picking up the motif of one of the Batchelder tiles in the living room. Those same tiles are found in Portland's Pittock Mansion.

Heat Registers as Art
The recessed radiators previously were hidden behind white-painted wire mesh that had warped. The new grilles are works of art. Heidi Shewchuk of White Hart Forge in Portland worked with owner/designer Karla Pearlstein on ideas.

ABOVE The pier mirror was built into the Cherry family's summer home, taken from their 1882 Italianate residence in Astoria. The blue sofa is another Cherry family piece. **BELOW** Contractor Ed Overbay built custom mortise-and-tenon French doors that open outward and are specially trimmed—keeping out wind-driven rain as well as intruders. An Art Nouveau curio cabinet displays unique pieces collected by the owner.

Astoria family named Cherry.

The then-owner had dubbed the house the Lady in Blue, though there was nothing lyrical about the cheap, blue vinyl siding and blue pseudo-stucco that covered it. Vinyl flooring in the remodeled kitchen looked like the spots on a brown-and-white cow. The original tile countertop sagged where it had been hacked into when a dishwasher was added. A large refrigerator blocked the window in the breakfast nook. In the living room, a vinyl window and two sets of 1980s vinyl French doors were leaking. Cigarette smoke stained the walls and dogs had spoiled the oak flooring. Still, the house had had only one owner since the Cherry family sold it in the 1950s.

But "when I walked in and saw the Batchelder tile fireplace," Karla recalls, "plus everything else Aaron wanted, I told him: Other people are coming to look, you have 10 minutes to make a decision before they get here!"

They bought the house and searched around for a contractor. "I didn't know anybody in the area," Karla says, "and we wound up hiring someone who did horrible things to the house."

The contractor hired ex-convicts as a good deed, but they were unskilled at best. Countless mistakes were made that caused

RIGHT The vintage two-door 1935 Frigidaire works perfectly (with its new motor). The flooring is Marmoleum. An old enamelware table acts as an island. **BELOW** A rare oval Moore's Vanity Stove features a fold-down top to cover gas burners. The designer/owner had vintage wallpaper reproduced.

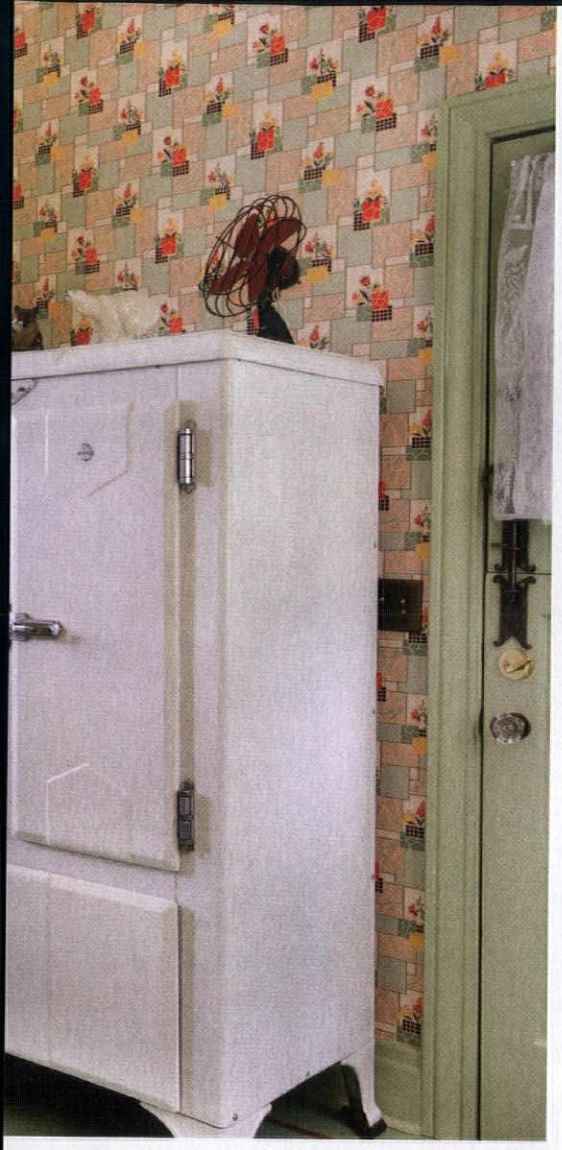
Original tile countertops were restored; the backsplash of yellow subway tile with a black listello (ribbon border) is new. Refurbished cabinets were fitted with glass.

A PERIOD LOOK, ONE STEP AT A TIME

The kitchen was restored in stages. "First I took out the dishwasher and had countertops restored where they'd been damaged," Karla says. "I replaced the awful, 1980s plywood upper-cabinet doors; [contractor] Ed Overbay built period-style doors fitted with restoration glass. We also chose period-correct hinges."

An advocate of using wallpaper that matches the period of the house, Karla has been reproducing original papers with Lincoln Miller of Pushdot Studio. "I papered my entire kitchen," she says, "as an example of how wallpaper creates a period room."

She recently installed a very rare, 1930s-vintage Moore's Vanity Stove, rebuilt by Dave Erickson in Massachusetts. It has a lid that closes over the gas burners, making it look like a piece of furniture. A 1935 Frigidaire completes the authentic look.



IT'S ALL IN THE DETAILS

Every decision made by the owners and contractor led to this: a house of the 1930s, evoking design influences from the period. The transition towards Storybook Tudor started when the artificial stucco was stripped from the exterior. It was replastered the old-fashioned way, and the stucco and chimney faux-painted in period fashion with streaks and patina. Shingled portions were painted green to contrast.

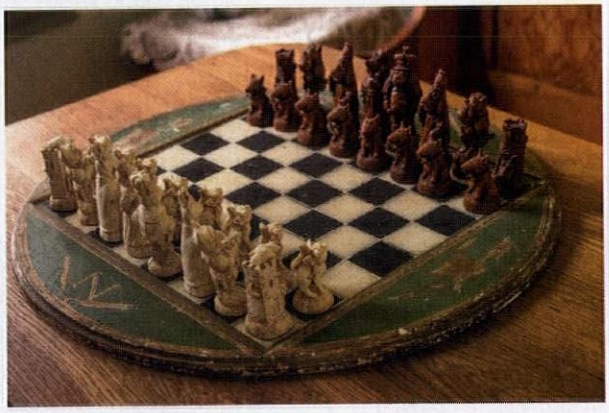
Inside, storybook themes already were apparent in the Batchelder tiles and European hardware. Rooms have been further enhanced with animal-motif stained glass and ironwork designed for this house. (The homeowner and metal artist together studied Art Nouveau and Art Deco designs, and took photos of local wildlife, to create the nature-themed radiator grilles.) Collections—painted furniture, antique lighting, California plein-air paintings, vintage Spode china, diminutive salt cellars shaped like Viking ships—echo the decorative themes.

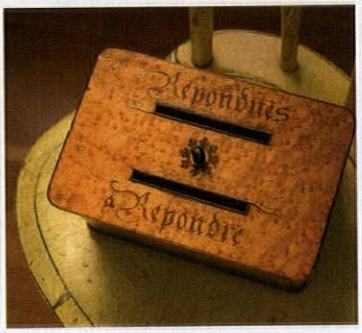
ABOVE An antique table lamp. **RIGHT, FROM TOP** The door hardware and Batchelder fireplace are stunning original elements. On one grille, a blackbird perches on cattails. The torchiere is antique, as is the Rosalie Spode tableware service for twelve.

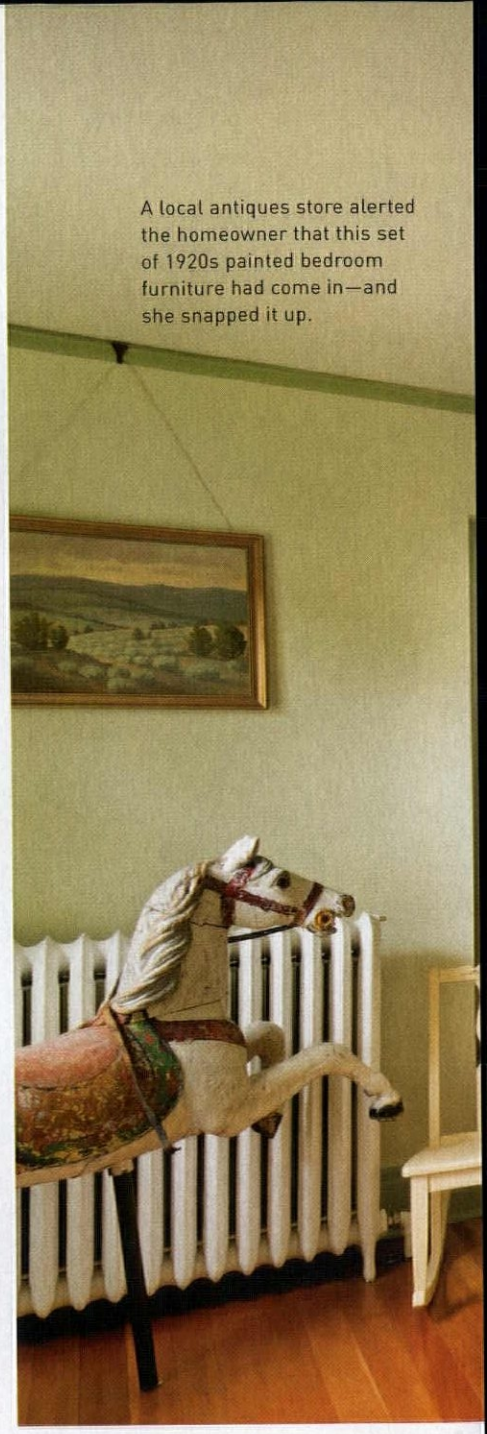
More Online

Affordable Storybook lighting at **oldhouseonline.com/9-great-lights-for-tudor-houses**.

ABOVE The bedroom fireplace with a Viking-ship Batchelder tile inset above is a favorite of the owners and Tanuki the cat. **BELOW LEFT** The antique gameboard has whimsical chess pieces. **BELOW RIGHT** Words painted on a French letterbox translate as Answered and To Answer.







A local antiques store alerted the homeowner that this set of 1920s painted bedroom furniture had come in—and she snapped it up.

Once covered in vinyl siding and modern stucco painted blue, the Tudor house has come a long way. During meticulous restoration of original elements, and while making needed upgrades, homeowner and designer Karla Pearlstein nudged it subtly toward storybook whimsy.

serious damage: upside-down flashing with building paper on the wrong side, modern stucco that failed—all leading to leaks and wood rot. The same men stole items that had been inherited with the home, including a blue Victorian sofa, the dining-room furniture, artwork, and the Pearlsteins' own bed. The huge pier mirror had been built into the parlor wall, or they probably would have taken it, too.

Karla was furious but determined. She contacted a private investigator to find the stolen antiques. They got tips on the doorsteps of numerous derelict houses, finally tracking down the fence. Karla made a deal to reclaim the stolen items. "The message I sent was, Don't mess with this historic house! I'll hunt you down like dogs!"

Karla heard about Edward Overbay of Overbay Houseworks in Astoria, who is an artisan woodworker and designer with a

team of craftspeople and a construction crew. Karla first asked him to refurbish the kitchen cabinetry. "Ed ended up falling in love with this house. He became my partner in its stewardship," Karla says. "I could not have done this restoration without him."

"The house was framed in 1932 with 2x4 balloon framing from the bottom floor through to the rafters," Ed explains. "When we started dealing with all the rot issues, we couldn't tear out the 2x4s, so we gingerly cut off the rotted areas and then sistered the remaining framing material with new material, so as not to disturb the pristine interior lath and plaster."

As Karla and Ed undid everything that had been done over the years, they talked about pushing the house from a standard pre-war Tudor to a crossover Storybook Style house. They stripped off the artificial stucco, and had Wayne Thompson Plaster Restoration from Portland restore it the old-fashioned way. Thompson suggested faux-painting the stucco and chimney with an aged patina and dark streaking effects. Ed suggested they paint the shingled portion in a period-inspired green.

Winds sweep off the lake and up the hill at 80 to 120 miles per hour, so those French doors leaked. Karla decided to replace one set with a second large window, adding subtle stained glass with storybook motifs to the transoms. Custom French doors to the yard also are fitted with decorative stained glass.

After 19 years, the house isn't quite done. The next step will be a project with designer Matthew Roman, who'll help Karla integrate period-inspired tile into the three bathrooms. Then they'll re-envision the 1980s outbuilding as a caretaker's cottage, suitably in keeping with the whimsical house.

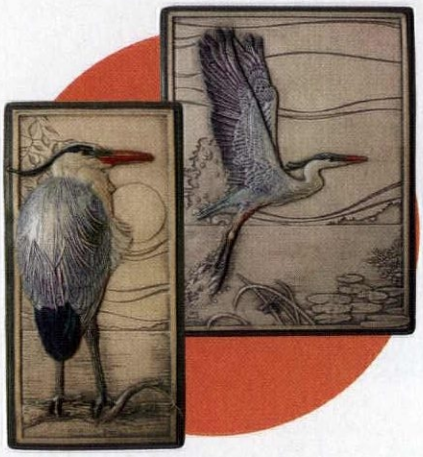
FOR RESOURCES, SEE PAGE 95.

UNIQUE VISIONS OF HOME

THIRTIES DECO MEETS UP WITH STORYBOOK TUDOR.

There's so much inspiration to be found in an American house with influences ranging from medieval England to California Arts & Crafts, rounded out by exotic and Art Deco motifs. We've chosen a few related finds.

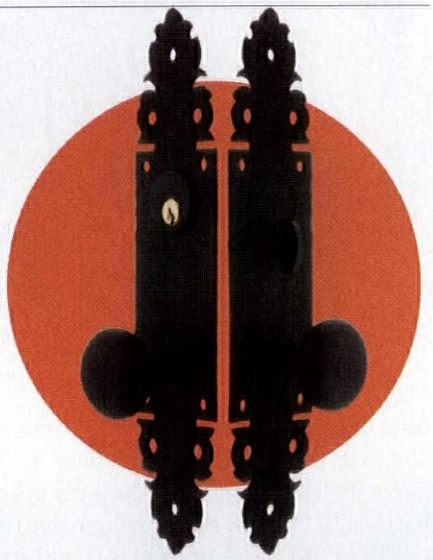
DECO CHIMES
A modern design that never goes out of style, this is the #C7882 Streamline Door/Doorbell Chime in solid brass. Shown here in Burnished Antique ($229), it comes in six finishes. *rejuvenation.com*



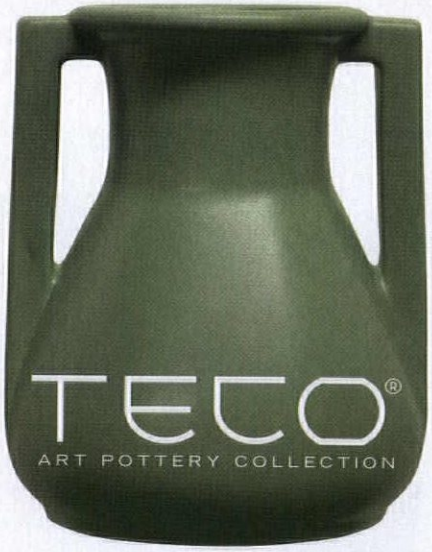
STORYBOOK BIRDS
Birds are the motif in the register grilles at the Tudor house. Tiles from Medicine Bluff Studio are hand-pressed and -decorated. The great blue heron 'Taking It Easy' is 4" x 8"; the heron 'Taking Flight' is 6" x 8"; there's a blackbird tile, too. (Tiles $76–105). Art tiles are sold through Etsy. *medicinebluffstudio.com*

MIRROR IMAGE
Exotic motifs from Egyptian to Moroccan figured into Art Deco designs of the 1930s. The Cooper Classics Harrison wall mirror, 26" x 38" and $298, features a Moorish border and glossy black finish. (In white, it's called The Lawson.) Buy online or find a dealer at *cooperclassics.com*

CASTLE LIGHTING
Karla's torchieres are antique. Mica Lamps makes both a standing torchiere lamp and this unusual Manor Torchiere Wall Sconce ($1,368), which is 62" high with a 13" extension. From the Vintage Iron collection; made on your order. *mica-lamps.com*



OLD ENGLISH ENTRY
Designed for vintage entry doors, the Warwick Long Plate Mortise Entry Set has a black lacquer finish over hand-forged iron. The look is inspired by 16th century European hardware—very romantic with its fanciful back plates (12" high) and petite knobs. $602.90. *houseofantiquehardware.com*



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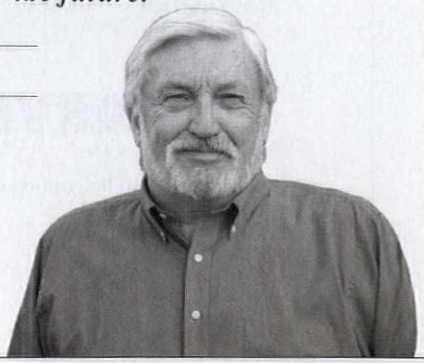
LATE FEDERAL
The Federal style of architecture, which encompassed Georgian-holdover and Adam-style structures, is seen in the first important building block of Main Street development in the Midwest. Merchant Samuel Hanauer built his Federal home in 1841 with classical trim generally associated with later Greek Revival homes.

BRICK HALF HOUSE
Travelers finding themselves in Morristown are captivated by its early- to mid-19th-century buildings in Federal, Greek Revival, and Italianate styles. Wagonmaker Jonas Bernhard built this brick half-house in 1838; it is one of the few in Ohio still standing along the National Road. Bricks were fired on site and laid in Flemish bond pattern. Wooden pegs—no nails—were found during repairs to the original frame section 50 years ago.

LOG HOUSE CORE
This one was built on Zane's Trace, the early frontier road constructed in 1797 following existing Native American trails. John Lippincott operated a hotel at this log house in the mid 1800s, entertaining Daniel Webster and other early dignitaries passing through. The log structure was improved upon in later years.

"I remember sitting on the Storehouse steps, listening to the old-timers tell their tales of Morristown. We're keeping their stories alive and adding new ones for the future."

TOM McCORT



THE BLACK HORSE INN has a frame portion dating to 1807; the brick edifice was added in 1836. Duncan Morrison, for whom the town was named, operated a tavern here. Now it's owned by the town's historic preservation association. "We sit here eating breakfast and reading the paper," muses a local resident, "and, one day in the past, so did another resident reading about Lincoln's assassination!"

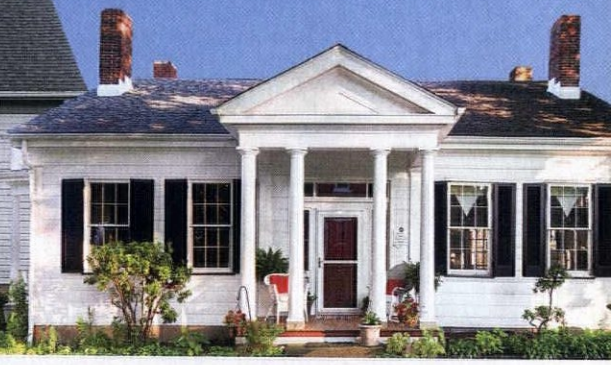
Retired Belmont County Sheriff **Tom McCort** and his wife, Pamela, live in an 1841 house in the Morristown Historic District.

Morristown / *on the National Pike in Ohio*

Platted in 1802, the quiet town is listed on the National Register of Historic Places. Morristown is located along the original National Pike, precursor to the National Road, the nation's first federal highway. A well-preserved example of a Pike town, Morristown was an important stagecoach stop, prospering from 1830 to 1850, when hotelmen, blacksmiths, tailors, merchants, and stonemasons were counted among its 600 residents. When the railroad bypassed the town to the north in the 1850s, the trade went with it. When 20th-century improvements shifted the National Road, now U.S. Route 40, traffic no longer passed through and the few remaining businesses along Main Street closed. The community of just 300 people is important simply because it is still here. **Text and photos by Carolyn Bates**

GREEK REVIVAL MERCANTILE
With its heavy cornice and large pediment, this little Greek temple was built in 1866. The two display windows flanking a central door reveal the purpose of what residents call the Original Storehouse, which operated as a shop through the 1960s.

CARPENTER GOTHIC
Robert Davidson was a blacksmith who in 1847 built this Carpenter Gothic home. Constructed with a red oak, mortise-and-tenon balloon frame requiring no nails, it has a two-over-four floor plan. The building served as the Methodist church parsonage from 1917 until 1964.



HILLTOP CLASSIC
Dr. Ephraim Gaston built this neoclassical house in 1845 during the national Greek Revival craze. It sits on a knoll on the Wheeling Road, which was the only road to Morristown before the National Road was built in Ohio. This architectural style was brought by Scotch–Irish who were emigrating from eastern Pennsylvania and Delaware.

Houses Needing Rescue

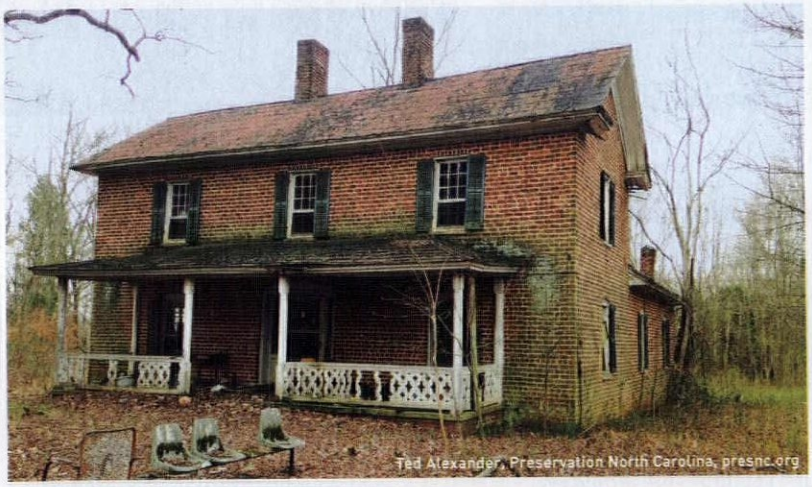
Architecturally significant houses are abandoned or endangered all over. Here are five worthy of preservation.

GO ONLINE TO VOTE! ★ READERS' PICK FACEBOOK.COM/OLDHOUSEJOURNAL

Barb Hendricks Boley, (641) 777-4872, MOP Boley Real Estate, boleyrealestate.com

BONAPARTE, IA / $99,900

Built for a town founder ca. 1872, this brick Queen Anne tower house is compromised by its deteriorating roof and porches. Past the octagonal porch pavilion, enter a nearly intact interior: oak woodwork, period light fixtures, stained glass, interior shutters, and third-floor ballroom.


Ted Alexander, Preservation North Carolina, presnc.org

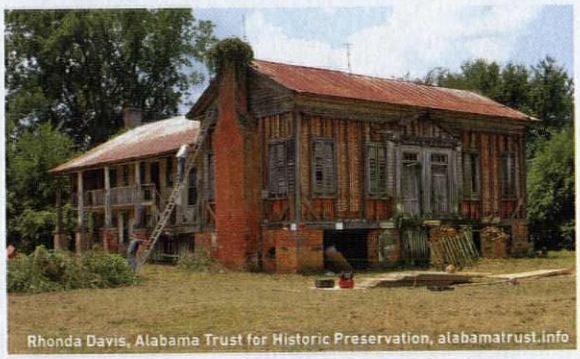
MOORESBORO, NC / $19,900

Built ca. 1885 for a medical doctor, the Champion house is constructed from brick fired on the property and laid in a common bond pattern. A classic I house, it features paired, interior, central chimneys and 9/6 windows with arched lintels. The house requires complete rehabilitation but retains several original mantels and doors.

Ken A. Beckerman, Indiana Landmarks, indianalandmarks.org

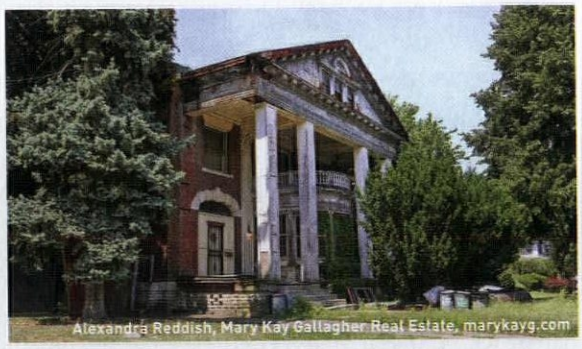
HAZLETON, IN / $69,500

Time is running out for the two-storey Federal-era homestead built in 1812 by Irishman David Robb from homemade bricks and local poplars. The house, on 5½ acres, has been stripped to the original walls, floors, and woodwork and has experienced water damage. It will be razed if not sold by April 2017.


Rhonda Davis, Alabama Trust for Historic Preservation, alabamatrust.info

TALLADEGA COUNTY, AL / to be determined

With Federal and Greek Revival elements, this 1836 split-level raised cottage with a T-shaped plan is a rare survivor. The double entry is still visible, as are original exterior shutters. Two parlors feature Adamesque mantels, wainscots, and mahogany graining.


Alexandra Reddish, Mary Kay Gallagher Real Estate, marykayg.com

BROOKLYN, NY / $2,850,000

Designed by plan-book architect George Palliser, the 1899 George Van Ness residence needs full restoration. The temple front has a Palladian window. Interior features include a grand staircase with three spindle types, stained-glass windows, and original bath.

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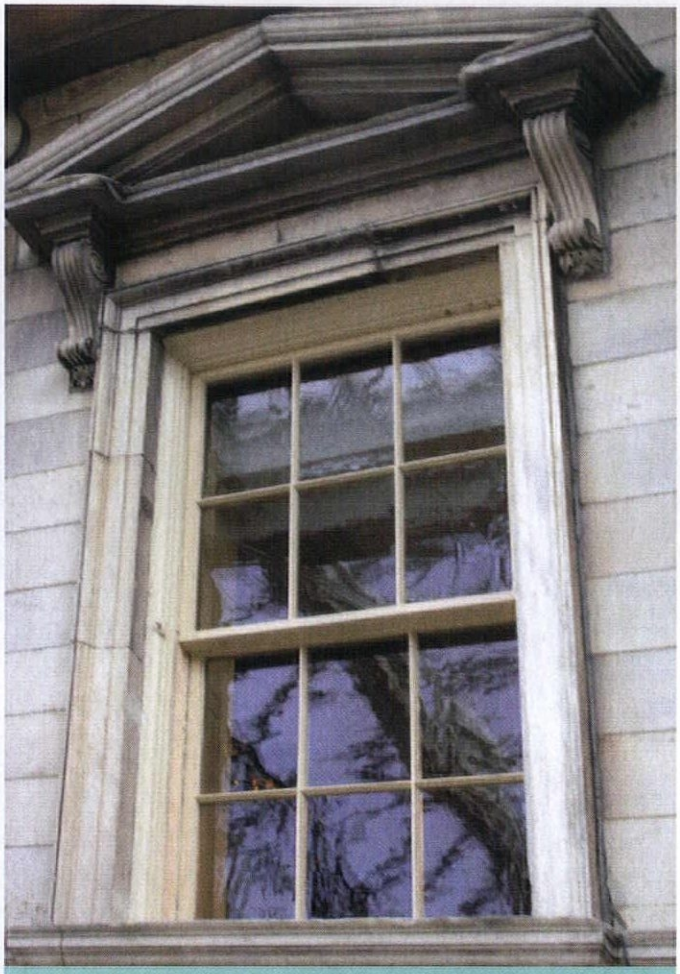

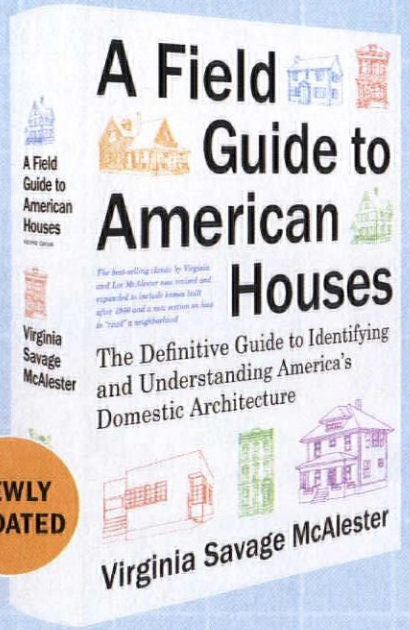

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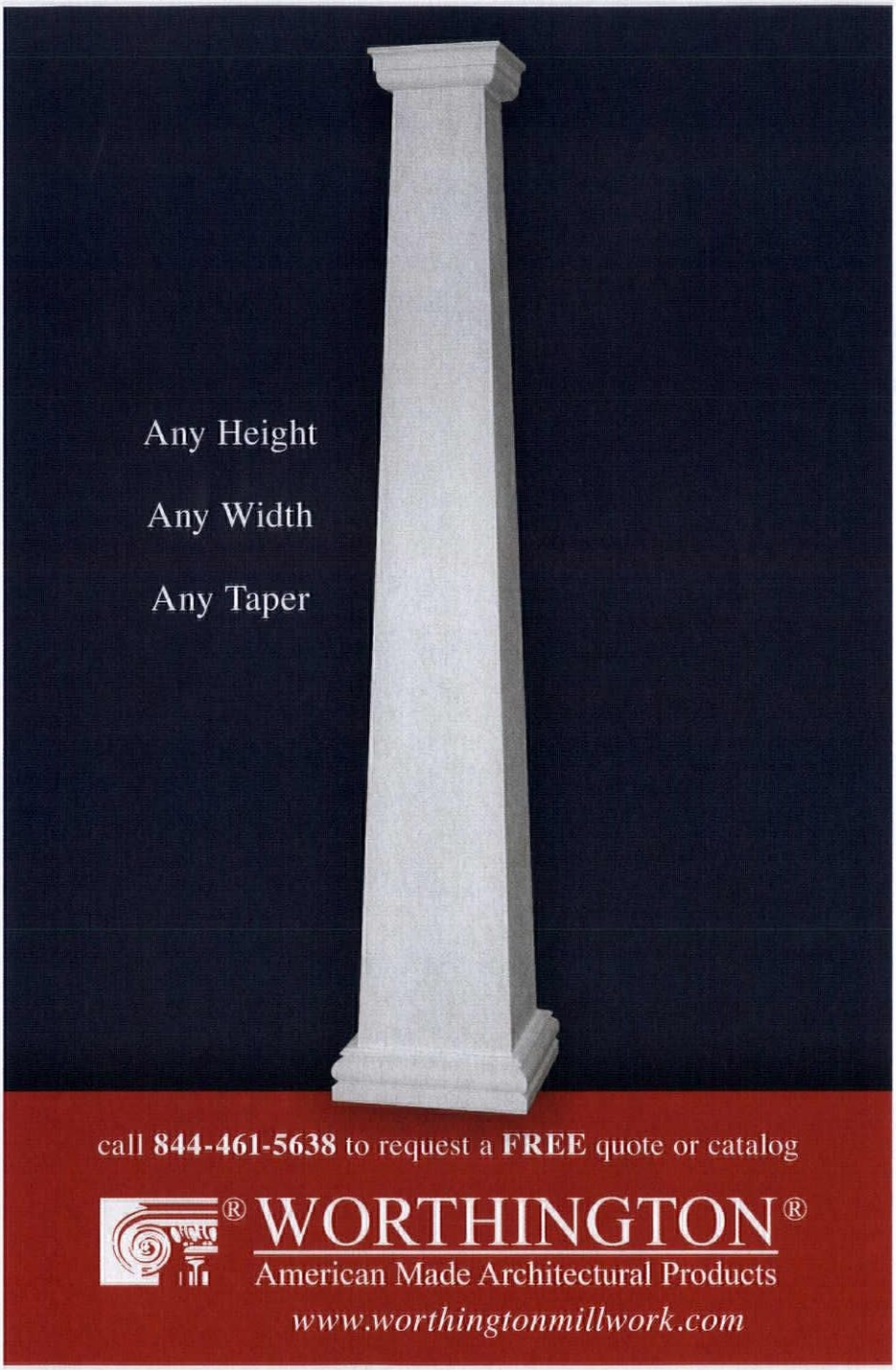
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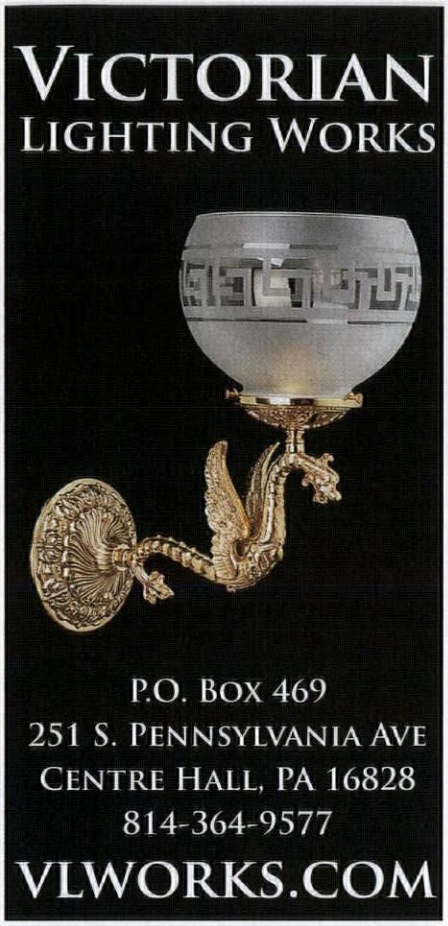
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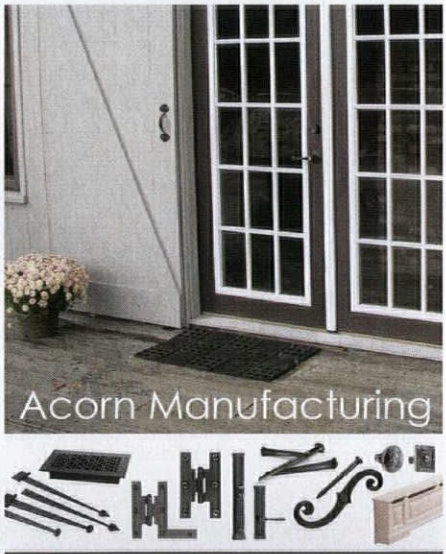
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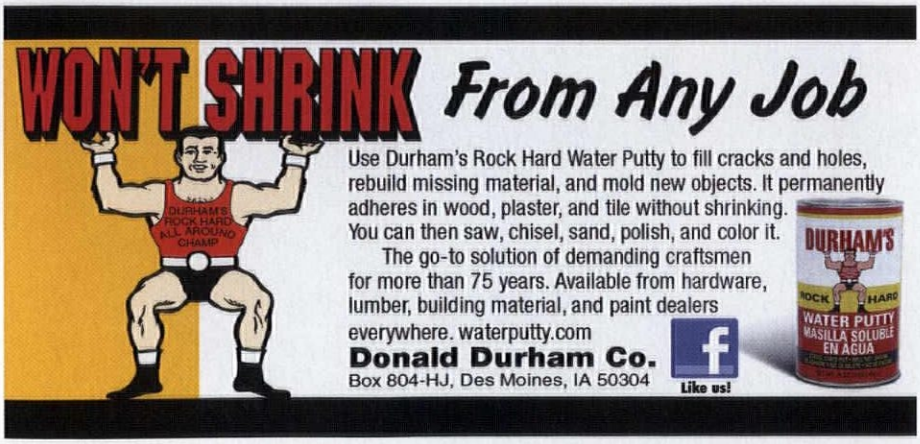
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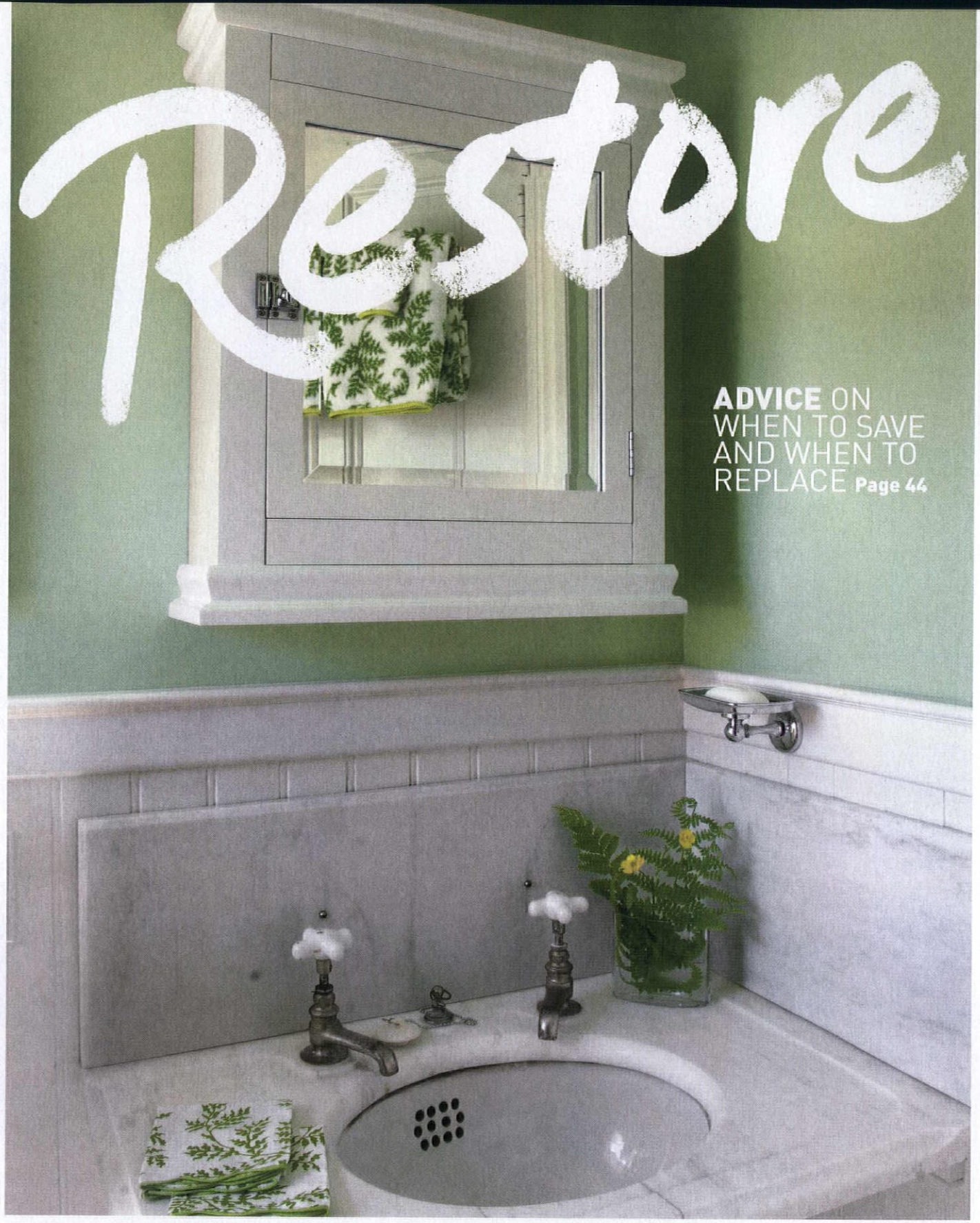


ADVICE ON WHEN TO SAVE AND WHEN TO REPLACE **Page 44**

52 **QUICK MAKEOVERS:** BEDROOM BASICS
Easy-to-finish projects elevate the looks and function of this most personal space.

+

54 **STUFF NATURE SCREWED UP**
A steady hum was coming from inside the walls: mystery solved!

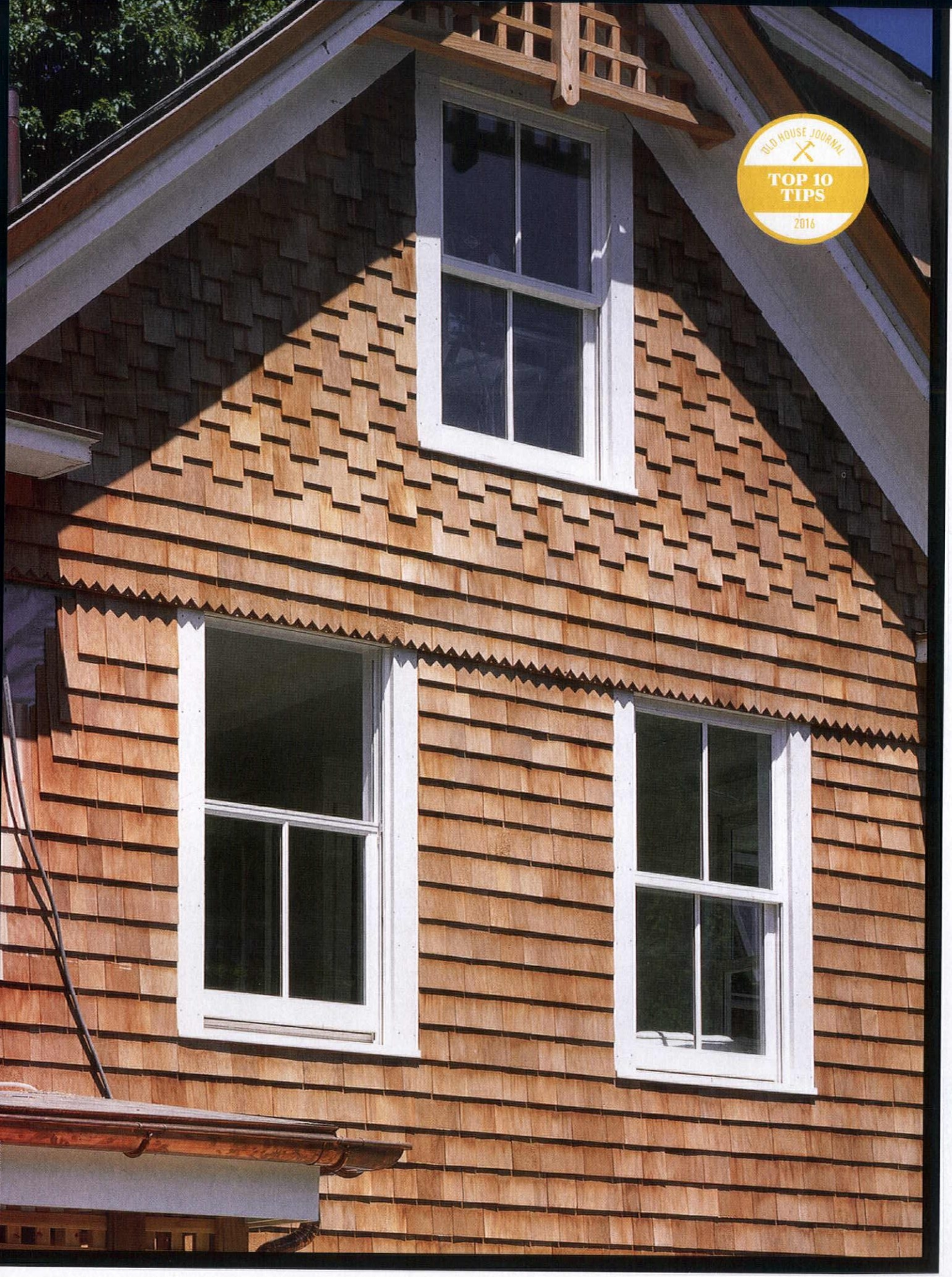
56 **SALVAGE IT**
Framed with tin.

58 **DO THIS, NOT THAT**

PHOTO BY LEONARD ADDEO; LETTERING BY ERIC CAPOSSELA

Save, Repair, or Replace?

OLD HOUSES are filled with desirable elements, from old-growth wood to original light fixtures. Other materials and technologies may be shabby looking, in disrepair, or downright dangerous. Knowing what to save, what to repair, and what to replace (or replicate) is the key to increasing the longevity and comfort of your treasured home. **BY MARY ELLEN POLSON**


OLD HOUSE JOURNAL
TOP 10
TIPS
2016

Still reaching American homes as late as the 1930s and '40s, ***electrical wiring*** is a relatively new technology. Both wiring and electrical codes, also energy loads have evolved rapidly ever since to make this modern essential both safe and more efficient.

▸REPLACE knob & tube wiring

It's quaint, it's historic, and it's hazardous. Common in homes built between roughly 1880 and the 1940s, knob and tube gets its name from the chunky ceramic knobs and slender tubes that connect the wiring and snake it through wall and ceiling joists.

Knob and tube wiring found in many early 20th century houses is quaint but obsolete.

Knob and tube should be replaced with new wiring that meets modern electrical codes for good reason. First, it's ungrounded, making it both a shock and fire hazard. Next, any remaining insulation on the wiring is likely to be disintegrating or completely gone, exposing live copper wires. Further, this obsolete wiring isn't designed to carry today's high electrical loads. Most home insurance won't cover a house with known knob and tube wiring, and modern building codes prohibit altering it, requiring full replacement.

A vintage chandelier, restored and sold by Historic Houseparts.

▸SAVE *ORIGINAL LIGHT FIXTURES*

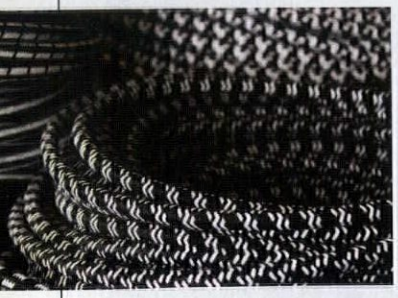
Whether still hanging or in storage, finding a light fixture that dates to the build date of your home can be a thrilling moment for an old-house lover. However, not all light fixtures go back as far as the house. Some may not be very appealing, but they are technically part of the house's history.

That's a good reason for saving any fixture with a few decades of age on it. Store it properly in a box in the basement or attic for a future owner to discover. If the light is clearly inappropriate for the house style-wise, sell it to a salvage dealer or at an online auction. Someone is probably combing eBay for a fixture just like it.

▸SAVE (AND PARTIALLY REPLACE) *Push Button Light Switches*

Love your old push-button light switches but worry about electrical hazards? Simply remove the cover and replace the electrical box underneath with a new one that meets code. (Check with an electrician to make sure your wiring will support the new fixture.) You can even update the works with dimmer switch knobs finished with synthetic mother-of-pearl inlay. Keep or sell the old knobs for craft projects.

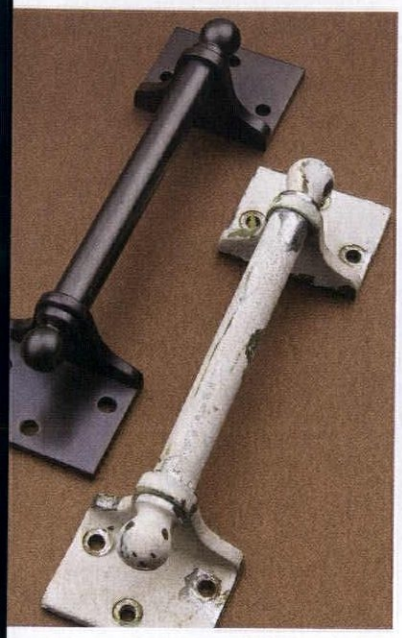
ABOVE A "push button" dimmer switch from Classic Accents actually has knobs that control dimmers. Installed under the original plate, it's hard to tell the difference between true vintage and reproduction.



▸REPLACE Vintage Lamp Cords

Cloth-covered lamp cords on vintage table and floor lamps (and occasionally fixtures like pendants) evoke instant nostalgia, but many from the first half of the 20th century contain asbestos. Like the insulation on knob and tube wiring, the old cloth covers tend to wear and fray over the decades, exposing live wires. Fortunately, there's a good-looking solution: modern cloth-covered cording that not only resembles period lamp wire, but is also safe and meets modern codes.

LEFT The wiring in Sundial Wire's cloth-covered cord is coated with PVC insulation to meet modern electrical codes.



This oversized window sash lift was reproduced by Crown City Hardware from a historic Los Angeles building.

Household hardware—for doors, windows, and cabinets—ranges from highly prized to despised. Old hardware may be missing, broken, or coated with paint. That's no reason to throw it away, however.

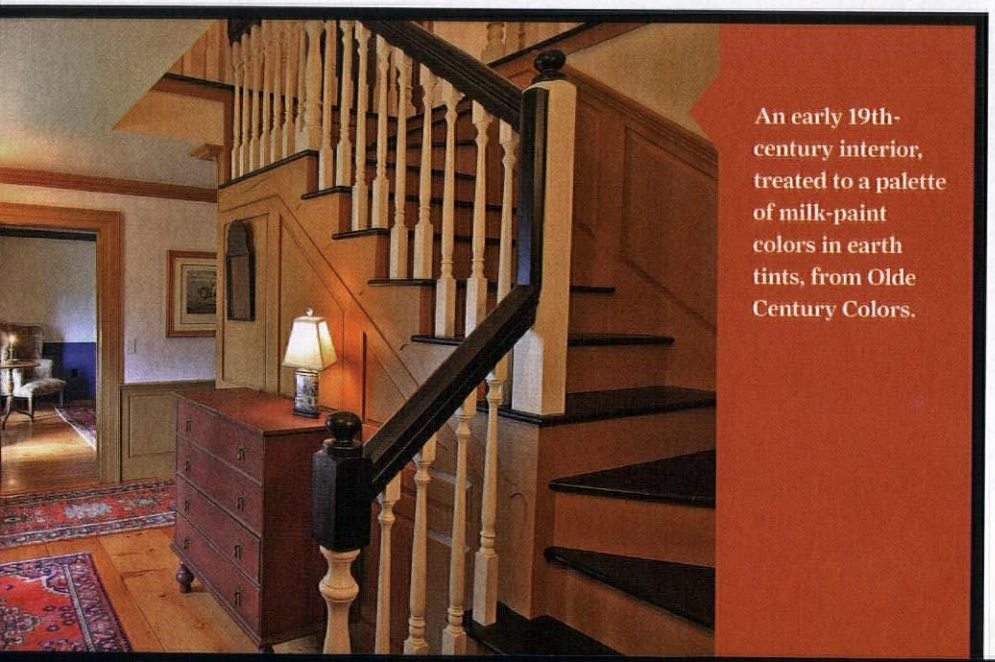
Missing Hardware

▸REPLACE OR REPLICATE

There's generally no alternative for missing or badly damaged door hinges, cabinet pulls, or doorknobs except replacement. Before you launch an online search for new hardware, however, consider your options. The first is to seek out salvage hardware that closely resembles the missing piece or broken parts. There are dozens of online salvage dealers from which you can source knobs, plates, and pulls common a century or so ago. Beyond eBay.com and etsy.com, check out American Historic Hardware, a specialist in unused, new old-stock hardware from the late 19th and early 20th centuries.

The second is to find new hardware that closely matches what's missing in style, scale, materials, and finish. Ironically, many reproductions of common early 20th-century hardware are made from heavier stock and better quality materials than the originals. (Something called "pot metal" was commonly used for back plates.) Start by consulting the offerings of restoration specialty retailers (see Resources, p. 95).

For fine or irreplaceable hardware, replication is an option. Vintage Hardware & Lighting is one of several vintage hardware specialists that can replicate knobs and handles by making castings from an original example. Mechanical hardware (a locking mechanism, for instance) is much more challenging and expensive to re-create, however, because doing so requires making steel dies to create the working parts.



An early 19th-century interior, treated to a palette of milk-paint colors in earth tints, from Olde Century Colors.

▸SAVE PAINTED HARDWARE

Old hardware in working or repairable condition should always be saved (see "Original Light Fixtures," opp.). If an escutcheon plate or lock strike is so heavily coated with paint it interferes with the operation of the door or window, remove it and treat it to a hot bath. First, score around the plate with an X-acto knife to loosen the paint's bond with the wood underneath. Use a blunt-head screwdriver to scrape away any paint covering the mounting screws.

Once removed, treat the piece to a hot bath to which you've added a few tablespoons of dishwashing liquid. Use an old crockpot, or an old kettle no longer used for cooking, heated up to a simmer. Over the course of a few hours, the hot-water bath should loosen the paint enough that it can be pried off easily. Once cool, scrub the surface with a nylon (not wire) bristle brush to remove any stubborn paint. Freshen up the surface with a coating of beeswax, buffed with a soft cloth.

The knob on this early 20th-century entry set escaped painting, but the escutcheon plate could use a good hot bath.

WALLPAPER & PAINT

Wallpaper is notoriously messy and time-consuming to strip, so many older houses tend to have multiple layers applied one over the other, creating a wallpaper time capsule.

ORIGINAL WALLPAPER

▸SAVE Leave at least a small area where all layers are intact. This should serve as an important reference to a future owner/restorer. Good places to leave an untouched sample include inside a closet or underneath a cabinet or wall-hung piece of furniture.

▸REPLACE OR REPLICATE If you can find a reproduction wallpaper that's similar to one of the layers in your house, use it. More often than not, however, it's impossible to find an exact match for a historic pattern, even one from the early 20th century. (Wallpaper companies have been phasing out and "updating" patterns every few years since machine-printed papers became widely available in the late 19th century.) Consult a restoration wallpaper specialist who offers papers from the era of your house.

If the house is especially old or historically significant, consider replicating one of the period papers. Like any kind of custom work, this will entail extra costs, but part of the appeal of this exacting process is the ability to specify a custom colorway or make other changes suited to personal taste.

LEFT 'Georgetown Medallion' was recreated by Adelphi Paper Hangings from small fragments found during a renovation.

Closely matched to original colors found in the attic, Sherwin-Williams' 'Rachel Pink' and 'Classic Ivory' grace the walls and flush-built cabinets in a near-perfect restoration of a 1712 Colonial.

Old Paint Colors

▸RESTORE Matching new paint to old is an inexact science. The best method is to take a chip of the old paint to a good paint or hardware store and ask them to match it. An experienced paint mixer should be able to tell whether the paint is oil- or water-based, and come up with a blend that closely matches the sample. To test, paint swatches on several exposures to see how closely the new paint matches in different lights.

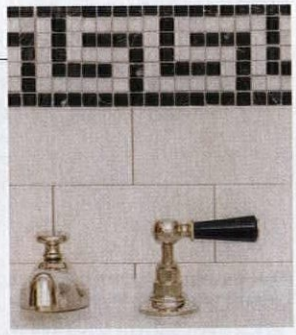
▸REPLACE If the paint is so worn that it's impossible to retrieve a sample, consult a historic paint color chart for true-to-period options. Many major brands publish historical color charts, as do milk paint companies. Once a ground color is chosen, apply test swatches, then pair them with possible trim paint colors. Subtle differences in the tints added to paint can skew how the paint will appear in the context of another color, sometimes disastrously. Keep tweaking the pairings until you get a pleasing combination. If you lack the patience for this, consult a paint specialist (see Resources, p. 95).

BATH & KITCHEN

original tile Nothing makes a bathroom or kitchen backsplash look more authentic than original period tile. It's a rare tile wall that survives intact over a period of 70 years or more, however, as tiles can break, suffer water damage, or be fully or partially removed.

▸RESTORE OR ▸REPLACE If only a few tiles are damaged or heavily discolored, it's possible to replace them with new tile of similar size, color, and finish. Early 20th-century hexes, penny rounds, and "subway" tiles are available from at least two sources, in both glazed and unglazed finishes and multiple colors.

Make sure the replacement tile matches in all details: size (width x length x depth), square edge or round edge. Install on a clean substrate and follow the manufacturer's instructions, taking care to butt the tile closely to surrounding tile using grout lines as narrow or wide as the rest of the tile.



Match replacement tile (this is from Subway Ceramics) closely to the old, including details like tight grout lines.

Period bath and kitchen sinks and tubs are much prized by historic house hunters, but they're not always in good condition and, in the case of mid-century fixtures, not always to contemporary tastes.

▸SAVE ▸RESTORE OR ▸REPLACE Original Fixtures

Cast-iron bathtubs and vitreous enamel sinks from the era of the house should be saved unless the porcelain is rusted through or seriously cracked. Give any suspect fixture a thorough cleaning (Bon Ami and a sponge or soft plastic bristle brush work well without damaging the surface).

If the enamel finish is worn through in spots but the fixture is in otherwise good condition, have it reglazed by a professional who uses a two-part acrylic polyurethane resin coating that resembles the original enamel in shine and appearance. The work should be guaranteed to last at least five years. Whether done in your home or in a shop, the process requires etching the fixture to allow the new enamel to bond with the tub, sanding and filling nicks and abrasions, and multiple coats of finish.

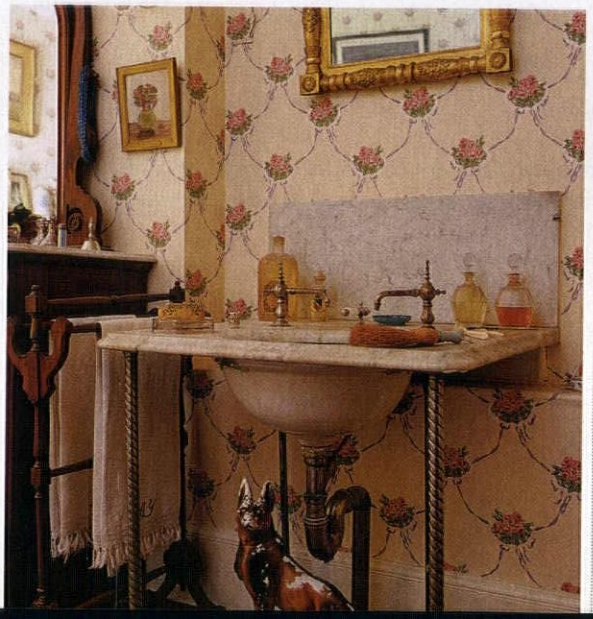
If you've inherited bath or kitchen fixtures from a much later era, consider saving them as part of house's history if they are in good condition. If not—or if the colors are hideous in context or taste—replace them. Offer any fixtures in good condition to a salvager, or sell them online. Someone else may want a yellow bathroom sink or jade-green bathtub.

Faucets & Fittings

Old houses are replete with faucets and tub fillers that still work even though they don't meet modern building codes or contemporary preferences. If you are contemplating plumbing work in either location, however, you may want an alternative that looks and works much like what's already there.

▸SAVE ▸RESTORE OR ▸REPLACE separate cold and hot taps

Many small, early 20th-century sinks are equipped with these non-mixing taps. If you don't mind the inconvenience and the taps are in good condition, keep them. If they're in poor condition, rusty, or need replating, replace them, either with a mixing tap or two separate reproduction taps. In the first instance, the extra hole can be filled with a plug. Or install a period-look soap dispenser in place of the old tap.



Ornate brass taps on a marble washstand in a 1901 child's room preserve character at Locust Grove, an A.J. Davis Italian Villa.

▸RESTORE OR ▸REPLACE STANDING WASTE TUB FILLERS

Original standing waste tub fillers are considered obsolete because they don't meet modern plumbing codes in terms of water flow and waste disposal. They're also prone to leaks and other damage that makes them difficult to repair.

A few bath-salvage specialists will restore vintage standing waste drains. The service isn't cheap, but it's less than the cost of a replacement tower fixture. Bathroom Machineries, for instance, takes the entire assembly apart and inspects it for cracks, breaks, and wear. Every piece is cleaned and sandblasted; irreparable parts are machined new. All parts are then polished and either lacquered or freshly replated. The entire fixture is then reassembled with new seals and gaskets, then water tested.

If the waste is too far gone for repair (or too distant from a good restorer), there are now sources for replacements that not only meet code, but also are machined to fit the existing holes in the tub, which vary according to the original manufacturer.

ABOVE A reproduction standing waste tower fixture from Sign of the Crab functions perfectly and fits all the right openings in a vintage tub.

Exterior siding and trimwork that's in sound condition should always be preserved, preferably with a fresh coat of paint or stain.

Quarter-sawn clapboards from Ward Clapboard Mill are cut radially from a single tightly grained log, yielding a vertical grain with great longevity.

ROTTED OR DAMAGED CLAPBOARDS

▸**REPLACE** When wood is rotted or suffering from significant damage, it should usually be replaced. Use new wood that closely matches the dimensions, species, and grain of the old. Depending on the age of the house, its location, and whether the siding has been previously replaced, the grain may be either quarter-sawn or flat sawn.

Quarter-sawn siding (also called vertical grain) is cut radially from a single, tightly grained tree. The cutting method produces clapboards with a tight, horizontal grain that tends not to cup, shrink, crack, or swell.

In flat- or plain-sawn siding, the wood is initially cut straight through the log, across the growth rings rather than with them. The growth rings appear as curved lines running through the face of the board. Although top grades offer good longevity, plain-sawn wood is more likely to cup and change shape than vertical grain.

Damaged Porch Parts & Decorative Trim ▸REPAIR ▸REPLACE OR ▸REPLICATE

Original turned and chamfered porch posts, porch floorboards, brackets, and corbels should be saved if they're in good condition, especially if they're made from old-growth wood (see "A Miracle for Wood," opposite). When decorative elements are too far gone, alternatives include replicating the originals in weather-resistant wood or long-lived composite materials.

Specialty companies offer corbels and assorted gingerbread in true-to-period designs. ProWood Market, for example, offers more than a dozen rafter tail profiles. When a rare piece of ornament is missing or damaged, a historic millwork specialist may be able to replicate it. Trace the outline of a surviving element, measuring every possible dimension. Send the tracing and measurements to your chosen company, and within weeks you should have a replica.

LEFT Double-sided tongue-and-groove Heritage porch planks from Aeratis closely match the look of wood and promise greater longevity than many species of wood. **ABOVE** Made from solid cedar, these brackets from ProWood Market are close matches for bracket profiles published in a 1928 millwork catalog.

HVAC

Like plumbing and electrical systems, most heating, cooling, and ventilation systems are subject to technological obsolescence—with one exception.

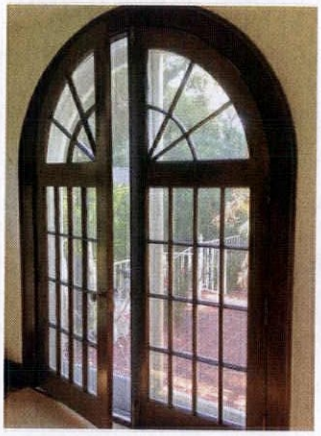
Steam or Hot Water Radiators

▸**SAVE** While you will certainly have to replace a hot water or steam boiler every decade or so, the units that deliver the heat—one- or two-pipe radiators—can and will last for a hundred years or more. This is one case where something that's quaint and historic is worth keeping over the long haul.

A Miracle for Wood

Built for a 1926 Italian Renaissance-style house, these Douglas fir doors had suffered heavy termite damage. The wood was pocked with tunnels and holes burrowed by active termites. Once the termite infestation was removed, CCS Restoration used two Abatron products to effect repairs. First, softened areas, tiny holes, and tunnels were firmed up using Liquid Wood. Larger voids and damaged profiles were rebuilt using WoodEpox.

Even heavily damaged doors can be saved and renewed using proprietary consolidants and fillers.



TOOLS + MATERIALS

Graceful and Strong Capable of supporting up to 400 pounds when installed in pairs, the cast-aluminum bridge bracket is modeled after the catenary arch design of a 1929 bridge. The bracket measures 11" tall x 11" wide x 2½" deep. $53.90 each. John Wright, (800) 444-9364, jwright.com

Decorative Flourish Accent your half-round copper gutters with a decorative end cap in cast chromated aluminum (requires painting) or cast brass. The piece fits 6" end caps. $10. Classic Gutter Systems, (269) 665-2700, classicgutters.com

Protect Your Hands Professional mechanic's gloves from Hardy are designed to protect the most critical areas of the hand. They're also ventilated and flexible. Multiple sizes. $14.99. Harbor Freight Tools, (800) 423-2567, harborfreight.com

Ceiling History Replace or repair an existing pressed metal ceiling with new tiles made from original dies from 1898. The No. 200 panel measures 24" high x 48" wide. $36. Single 24" x 24" tiles: $25. W.F. Norman, (800) 641-4038, wfnorman.com

Keep Debris Out Prevent leaves and debris from cluttering your gutters with these ingenious gutter plates. Plates for under-the-eave gutters are 4' long x 8" wide. $16 each. Larger 4' x 2' swale plates come with C-shaped support bars. $50 each. GutterShed, (616) 460-6931, guttershed.com

FOR RESOURCES, SEE PAGE 95.

Bedroom Basics

Give your sleeping space some love by freeing wedged dresser drawers, creating a new closet layout, and hanging a pretty printed wallpaper.

By Lynn Elliott

HOUR

Unstick Drawers

If possible, remove the contents of the sticking drawer and slide it out. Check that no item is caught behind the drawer. If the drawer is too stuck to remove, take out the drawer above or below to reach behind the stuck drawer and push. If that fails, carefully slide a putty knife between the bottom of the stuck drawer and the dresser frame to pry it out, taking care not to damage the wood. Drawers may have metal or plastic slides or wooden runners. If your drawer has a slide, check to see if the track is misaligned or bent. Realign the track and, if possible, bend it back into place. If the track is too damaged, unscrew it and get a replacement piece from the hardware store. For sticky tracks or wooden runners: Rest the drawer upside down on a towel, then rub soap or paraffin on both slides or on the runner edges so that the drawer will glide easily. The slides and runners alternatively may be coated with silicone spray.

DAY

Rearrange a Problem Closet

Sometimes located in the eaves or in cave-like corners, often with limited space, bedroom closets in old houses are a challenge to arrange. Here are a few layout ideas to make old closets more functional.

NARROW CLOSET

If it's narrow but deep with room along the sides, run two tiers of rods front to back. High ceiling? Install a shelf above the main rod. No room for side rods? Consider shelving or drawers in the center or to one side, and run rods from that unit to the walls. Use hooks or hanging baskets on the inside of the door.

SLOPED CLOSET

Use modular pieces; a mix of shelves, drawers, and expandable rods can be arranged to follow the ceiling angle. Use the highest points to hang coats and dresses or for a column of drawers. Maximize space near the floor with knee-high shelves for shoes, or skirt or pants rods along the wall.

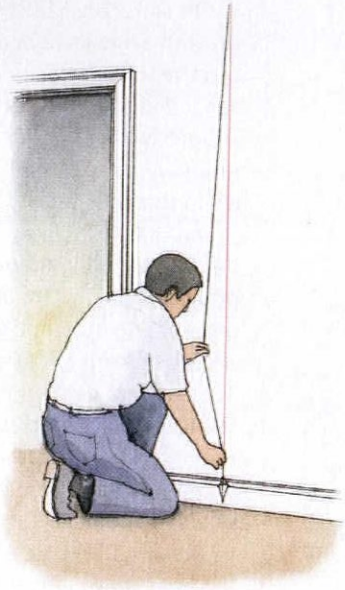
CAVE-LIKE CLOSET

For "tomb" closets—those that expand inside along the length of the wall but have only a narrow door—hang the rod along the back wall. Use a wire shelf kit or modular units to create storage space in the dark recesses. Most important of all, add light!

WEEKEND

Hang Wallpaper

Wallpaper is an easy way to add a cottage, Victorian, Craftsman, or contemporary look in this most personal space. Here is an overview of what the project entails.



STEP 1

Planning! You don't want a seam at the focal point of the main wall; instead, center the paper on the wall you see when you enter the room. Measure length and width of the walls and make note of them. Snap chalk plumb lines on the walls. Choose the location where you will finish the project; it should be the most inconspicuous spot, as over the entry door or in a corner, because the pattern will not repeat or finish perfectly. Center a large pattern on a wall in a way to avoid cutting it awkwardly in a noticeable spot as it turns a corner.

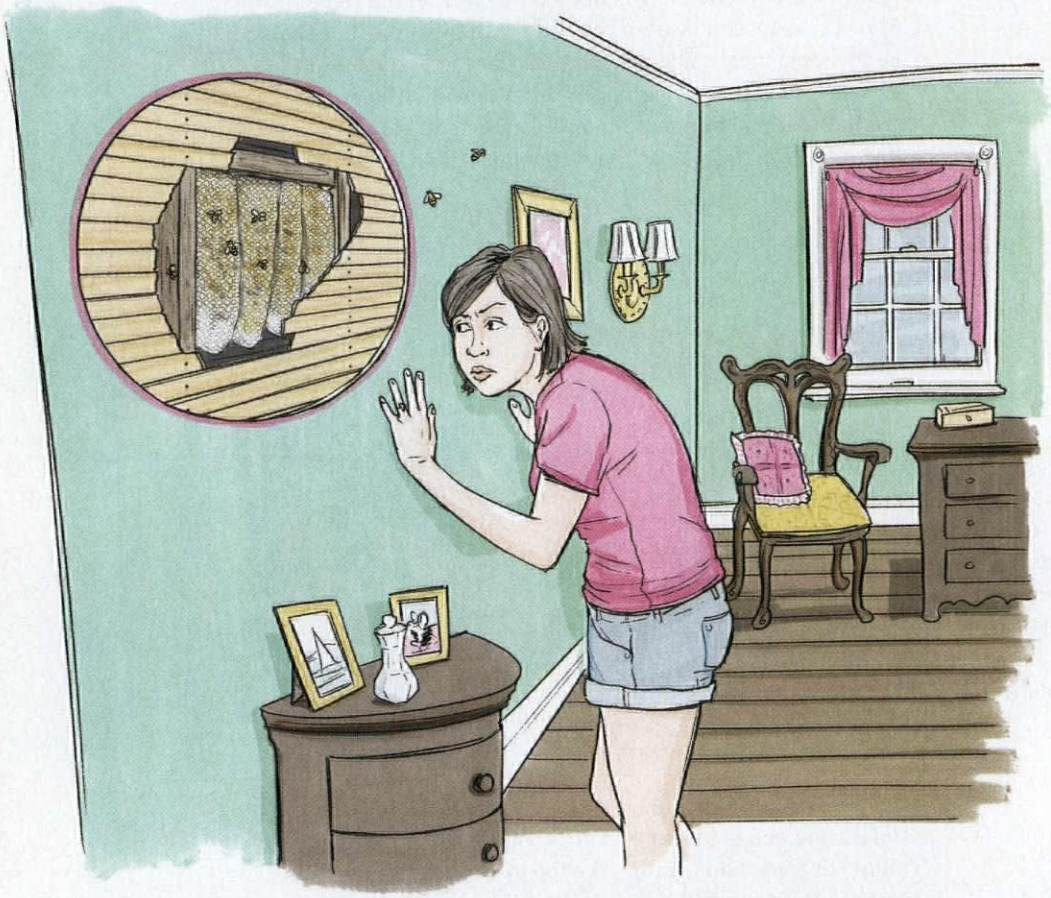
STEP 2

You'll make a rough cut and then an in-place cut of the paper. On a long worktable, cut paper to the length of the wall leaving a 2" or 3" allowance at the bottom. Roll prepasted paper with the adhesive side out and soak it in a trough of water until the paper is wet (but not overly so). Book the strip: Fold both ends over the center without creasing the paper. Make sure edges align and the adhesive isn't exposed. Let it sit for about five minutes to activate the adhesive. For paper not prepasted, lay it face down on the table and brush the entire strip with the paste, coating it evenly. Book it and allow it to rest for five minutes.

STEP 3

Unfold one end of the booked strip. Align the outside edge with the plumb line and hang, letting the top overlap the ceiling. Check for vertical. Gently unfold the rest, smoothing as you go. Brush out air pockets, working from the center out. Crease paper at top and bottom and trim with a utility knife, using a putty knife as a guide. Sponge off excess adhesive. Repeat with the next strip, closely abutting seams with no overlap. If it gaps, peel off the strip to reposition it. At outside corners, paper wraps around the edge, leaving a ¼" overhang. At inside corners, paper overlaps by a ½". In both cases, the next strip covers the overhang and abuts the edge (inside and outside corners). At outlets and fixtures, make a relief cut (small cuts with scissors avoid scratches in woodwork or hardware). For an outlet, cut an X over the plate and trim the flaps. At a light fixture, smooth the paper up to it and make a cut, then cut around the fixture. At casings, crease the paper where it meets the trim, then make a 90-degree cut at the corner of the woodwork; trim the flaps.

"If only it turned out to be a simple haunting, with footsteps or rattling chains!"



Not long after we moved into our 1791 stone farmhouse, we realized we were not alone. A steady hum was coming from deep within our velvet-green living-room walls. Turned out, bees were living in there—thousands of them! We've managed to coexist for years. But now they've started chasing us down the sidewalk. —*Deb Botti*

Share Your Story!

What have you, your spouse, pet, contractor, previous owner (you get the picture) screwed up? Email us at **lviator@aimmedia.com**.

THE FIX

Honeybees pollinate up to a third of all food crops, so it's important not to disturb a healthy colony if you can avoid it. Sometimes you can live with the bees—until you can't. You might look for a beekeeper willing to take them, but few want to do the messy work given the bee survival rate.

You may be able to relocate the bees by trapping them. Reduce access to the hive to one opening, sealing all other holes ¼" across or larger. Make a funnel out of insect screening and place the large end of the cone over the hole. Cut a small exit point at the tip of the cone (3/8" or less across). The bees can exit, but they cannot re-enter. To attract the bees, have a beekeeper set up a small hive with a few frames of brood honey and a queen near the exit cone. With luck, the bees that leave the nest in the wall will join the new hive.

Your carpenter's proposal—waiting until the bees are dormant, then removing boards for access to the hive—is a good one. Once the weather is chilly, cut off the heat in that part of the house. Remove old clapboards and window framing carefully, so that they can be reinstalled after the bees are gone.

An old hive like yours will likely resemble a long, convoluted sausage running up and down between the wall studs. While an attack is unlikely (the bees will be sleepy and cold), do wear protective clothing: a veiled hat, thick gloves over the ends of a long-sleeved shirt, and long pants tucked tightly into boots. Use a Shop-Vac to suck up errant bees. Remove the hive as gently as possible. Leave the area open for a few days before completing repairs, just in case.

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62433223

SUPER COUPON

FREE WITH ANY PURCHASE

PITTSBURGH 6 PIECE SCREWDRIVER SET

ITEM 61313/62583/62728
47770/62570 shown

$7.97 VALUE

LIMIT 1 - Cannot be used with other discount, coupon or prior purchase. Coupon good at our stores, HarborFreight.com or by calling 800-423-2567. Offer good while supplies last. Shipping & Handling charges may apply if not picked up in-store. Non-transferable. Original coupon must be presented. Valid through 3/1/17. Limit one FREE GIFT coupon per customer per day.

62449930

SUPER COUPON

10" SLIDING COMPOUND MITER SAW

CHICAGO ELECTRIC POWER TOOLS

ITEM 61971/61972
98199 shown

SAVE $114

$84.99
~~$119.99~~
comp at $199

Customer Rating ★★★★☆

62449387

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WOW SUPER COUPON

US★GENERAL PRO 30", 5 DRAWER TOOL CART

ITEM 69397
61427/63308
95272 shown

SAVE $230

$169.99
~~$199.99~~
• 704 lb. capacity
comp at $399.99

Customer Rating ★★★★☆

62403911

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WOW SUPER COUPON

SAVE 78% NEW

29 PIECE TITANIUM NITRIDE COATED HIGH SPEED STEEL DRILL BIT SET

WARRIOR

ITEM 5889
62281
61637 shown

Customer Rating ★★★★☆

$12.99
~~$19.99~~
comp at $59.97

62482599

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SUPER COUPON

SAVE $59

2 HP, 8 GALLON 125 PSI PORTABLE AIR COMPRESSOR

CENTRALPNEUMATIC

ITEM 69667/68740 shown

Customer Rating ★★★★☆

$99.99
~~$119.99~~
comp at $159

62436109

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SUPER COUPON

SAVE 70%

50" CLAMP AND CUT EDGE GUIDE

PITTSBURGH

Tools sold separately.

ITEM 66581

Customer Rating ★★★★☆

$14.99
~~$22.99~~
comp at $49.99

62446115

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SUPER COUPON

350 LB. CAPACITY FOLDING SAW HORSE

Customer Rating ★★★★☆

CENTRAL MACHINERY

ITEM 61979
60710
69446 shown

SAVE 44%

$9.99
~~$12.99~~
comp at $17.97

62417145

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WOW SUPER COUPON

RAPID PUMP® 3 TON LOW PROFILE HEAVY DUTY STEEL FLOOR JACK

ITEM 61253/62326/61282 shown

PITTSBURGH • Weighs 73 lbs.

Customer Rating ★★★★☆

SAVE $180

$89.99 ~~$99.99~~
comp at $269.99

62439415

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SUPER COUPON

CENTRAL PNEUMATIC 2-IN-1 FLOORING NAILER/STAPLER

ITEM 69703
61689 shown

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Customer Rating ★★★★☆

$99.99
SAVE $379
~~$139.99~~
comp at $479

62452792

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SUPER COUPON

PREDATOR GENERATORS SUPER QUIET

8750 PEAK/ 7000 RUNNING WATTS 13 HP (420 CC) GAS GENERATORS

ITEM 68530/63086/63085/69671 shown
ITEM 68525/69677/63087/63088 CALIFORNIA ONLY

SAVE $459

• 76 dB Noise Level

Customer Rating ★★★★☆

$539.99
~~$599.99~~
comp at $999

62437063

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SUPER COUPON

STEP STOOL/ WORKING PLATFORM

HaulMaster

• 350 lb. capacity

ITEM 62515
66911 shown

SAVE 65%

Customer Rating ★★★★☆

$19.99
~~$29.99~~
comp at $57.55

62469734

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SUPER COUPON

SAVE 66%

72" x 80" MOVING BLANKET

HaulMaster

ITEM 66537 shown
69505/62418

Customer Rating ★★★★☆

$5.99
~~$8.99~~
comp at $17.97

62408474

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SUPER COUPON

2.5 HP, 10" TILE/ BRICK SAW

CHICAGO ELECTRIC POWER TOOLS

ITEM 62391/69275 shown

$219.99
~~$279.99~~
comp at $499

SAVE $279

Customer Rating ★★★★☆

62459679

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SUPER COUPON

27 LED PORTABLE WORKLIGHT/FLASHLIGHT

ITEM 67227 shown
69567/60566/62532

SAVE 71%

Batteries included.

Customer Rating ★★★★☆

$2.99
~~$3.99~~
comp at $10.41

62408699

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WOW SUPER COUPON

SAVE 20% NEW

3-IN-1 PORTABLE POWER PACK WITH JUMP STARTER

CEN-TECH

ITEM 62306 shown
38391/62376

Customer Rating ★★★★☆

$47.99
comp at $59.99

62476188

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Framed by Tin Ceiling

Metal ceiling panels can be cut into "tile" strips and repurposed as decorative frames for mirrors.

By Brian D. Coleman

The folks at Olde Good Things were stumped. This salvage company (based in Scranton, Penn., with showrooms in New York City and Los Angeles) had accumulated hundreds of vintage tin-ceiling panels. But beautiful as they were, nobody wanted them. The company repurposed the panels to create artful mirrors and picture frames. Their ornamental patterns can be appreciated up close. After a slow start, now more than 100,000 tin-framed mirrors have been sold from San Francisco to Rome.

THE COST

TIN PANELS	$30
MIRROR	$15
PAINT + LACQUER	$35
PLYWOOD FRAME	$15
NAILS, WIRE BRUSHES, MISC.	$25
TOTAL	$120

how to do it

1. CLEANING

The old metal panel is laid flat and cleaned with a wire brush to remove dirt and grime—but old paint and its patina are preserved. Salvagers wear work gloves (edges are sharp), eye protection, and a face mask to protect against leaded paint dust.

2. FRAMING

First a wood frame for the mirror is made from ¾" plywood. (Standard sizes frame mirrors 8" x 10" to 4' x 8'; custom circles and other shapes and sizes are available.) The tin panel is then cut (usually 6" wide) and laid out over the wood frame, with the pattern centered and a ¾" overlap at the edges to wrap around to the plywood back. The tin is secured with ⅝" brad nails using a gun; the metal is carefully hammered to bend around the frame. Corners are cut and folded around the edges, like wrapping paper on a present.

3. FINISHING

Generally, frames then get a light brush-coat of paint (favorites are 'Dragonfruit Red' and 'Rivulet Green' from Sherwin-Williams). When it's dry, the frame then gets a light overspray of a medium-green paint to soften colors, so they don't appear too new and vibrant; after drying, the metal is rubbed with steel wool to allow highlights of the pattern to show. A final coat of dull lacquer preserves the finish.

4. THE MIRROR

Generally, the mirror thickness is ¼"; mirror glass is cut and set in a silicone bed in the frame, which secures it and also cushions the glass. The assembly gets a plywood back fitted with D-rings and six-strand wire for hanging.

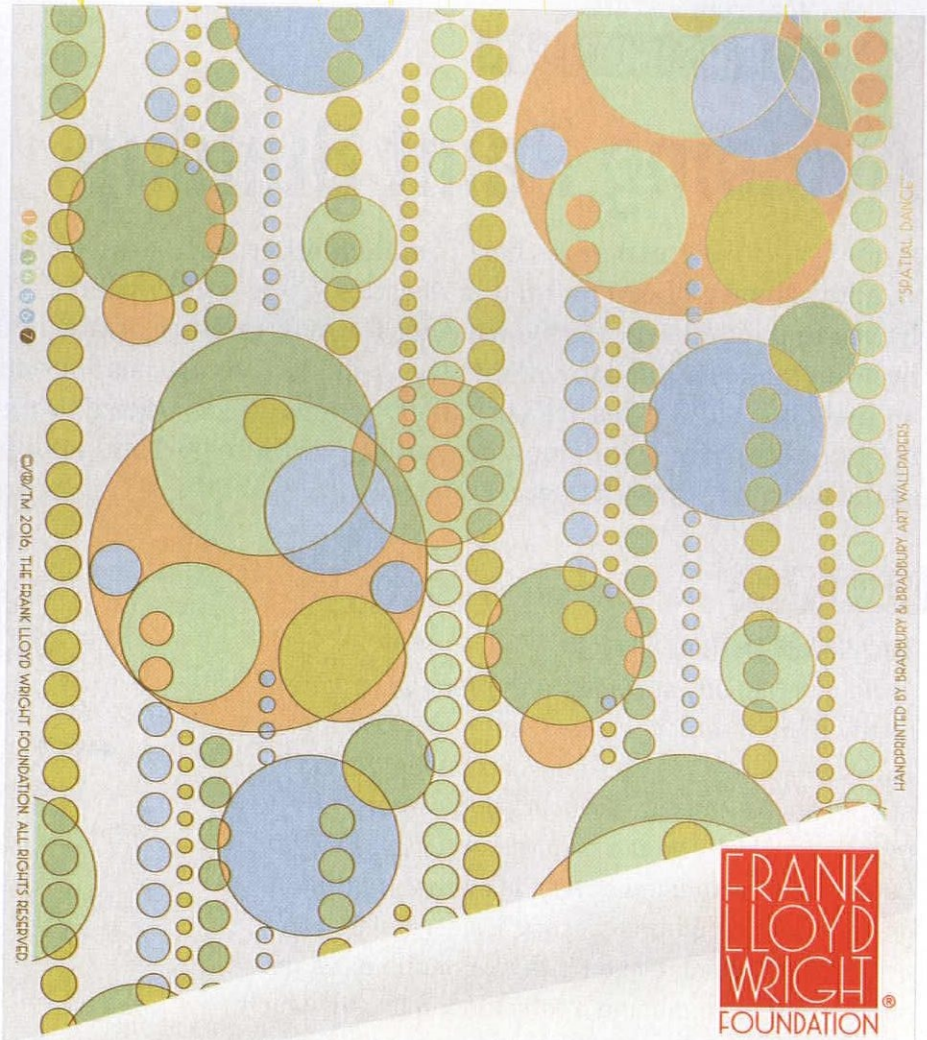
 FOR RESOURCES, SEE PAGE 95.

TIN CEILINGS

Metal ceilings are a uniquely American story. Mass-produced, embossed steel panels were first available in the U.S. during the 1880s and marketed as economical, fireproof ceilings. These early metal ceilings were tin-plated to retard rusting. The stamped patterns were complex and ornate, meant to stand in for decorative European-style plasterwork ceilings (at a fraction of the cost). Later designs extended to Art Deco and Colonial Revival patterns. Easy to install and needing only minimal maintenance, they were popular across the country. "Tin ceilings" remained popular until World War I, when manufacturers' efforts were directed elsewhere. Their current popularity dates to the Victorian Revival of the 1980s. Since then, metal ceilings have been used in commercial and residential interiors, painted or even clear-finished for a more industrial look.

More Online

The history of metal ceilings: **oldhouseonline.com/ceilings-pressed-in-time**.



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ART WALLPAPERS

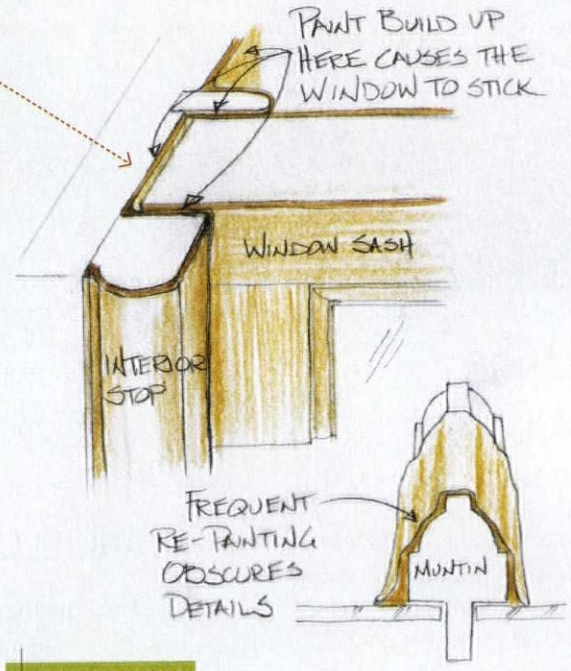
Avoiding Paint Buildup

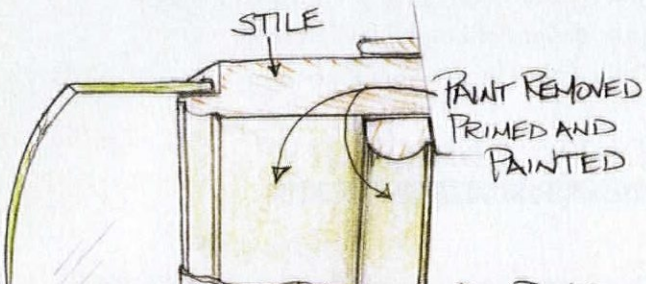
Paint is at times the house's best friend, at others its worst enemy. Damage is inevitable when, say, windows haven't been painted in decades. Conversely, when a window—which has moving parts—has been painted repeatedly, whether for maintenance or due to changes in taste, the thick paint buildup makes it hard to operate the sash. An average coat of paint is only a few thousandths of an inch, but old houses are very likely to have been painted dozens of times. Add drips and runs and the size of the sash, door, or shutter has increased and no longer works smoothly in the size of the opening. **By Ray Tschoepe**

WRONG WAY

SLAPPING ON ANOTHER COAT

Avoid painting any surfaces with many years of paint buildup; remove at least some of it. On interior surfaces, paint ages very slowly and weathering should not be an issue. Try cleaning rather than repainting. If you want a color change, use a high-quality paint with good coverage so that multiple or thick coats are unnecessary. Be careful as you brush or roll paint, avoiding thick buildup at edges and corners. Avoid using a fully loaded brush, which allows paint to run or drip and leaves thick areas.





RIGHT WAY

REMOVE EXCESS PAINT

Appearance is one reason to remove excess paint buildup: The thick skin resulting from successive paint jobs obscures architectural details. Paint blobs and alligatoring are unattractive. Paint may be peeling between layers of different formulations and new paint may not adhere. Often, the amount of paint restricts the function of architectural elements. So before you repaint, first check that the shutter or casement window, the sash or the door closes properly. If not, try scraping or sanding to a sound substrate and check fit. Extreme cases of buildup or paint failure may require stripping for total removal. Important: Take all safety precautions for lead paint, present on the majority of old houses.

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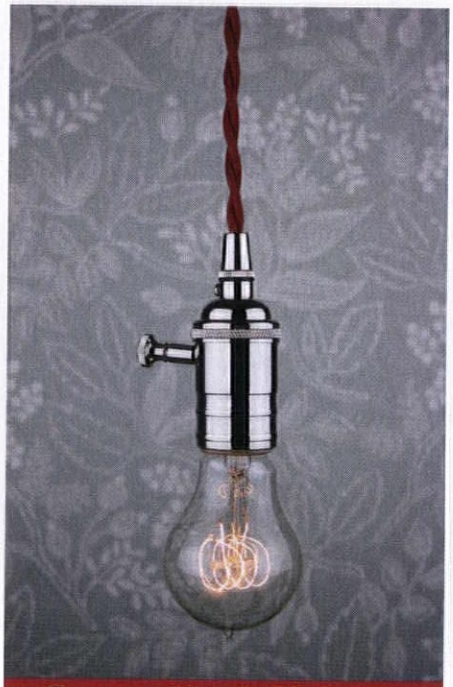

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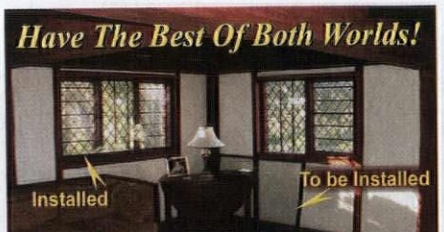

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Design

Budgeting for bath and kitchen renovations.

62

VAN DYKE'S RESTORERS, GROHE; BOTTOM: PHOTO BY BLACKSTONEEDGE.COM; LETTERING BY ERIC CAPOSSELA

70 KITCHENS + BATHS: TWO READER PICKS | **75** FAVORITE THINGS: BY STYLE | **84** THEY STILL MAKE: WIRE-ARM CHANDELIERS

BIG SAVINGS

Refurbish or refinish original cabinets.

The first contractor wanted to tear out these original 1910 cabinets, which were filthy with grease and falling off the walls. But the owners recognized old-growth Douglas fir and elected to refurbish them, with lovely results.

OLD HOUSE JOURNAL ON A BUDGET 2016

kitchen & bath renovations

WITH A BUDGET IN MIND

Before you start demolishing the room, have a master plan—and decide where you will save or splurge. A few good decisions, made early, just might buy you that art tile or refurbished vintage stove you've always wanted. And "early" is the key word, because last-minute decisions cost dearly—in freight charges, change-orders, and time delays. Plan out every step and every purchase in advance. Remember the incidental costs—Dumpster rental, permits, color consultant. If renovating your kitchen means redoing a powder room and upgrading the deck outside, factor all that in.

If all you're doing is refacing cabinets and replacing the dishwasher, you can go it alone. For medium-scope renovations, consider at least consulting with a designer for a flat fee (the builder or a drafting service can create construction drawings from the architect's sketches). With professional consultation, you may find, say, that just two extra inches in the island dimension gives you a recycling bin, or that you'll need to install a larger gas pipe after demolition to accommodate the high-BTU range you covet.

When choosing a contractor, don't necessarily go with the lowest bidder; a low bid may signal sub-par workmanship, materials, oversight, or itemization. The more detailed the bid, the more likely you are to come in on budget. **By Patricia Poore**

Standard cabinets were "ebonized" with black paint and got new hardware. (The basic black fridge blends in.) Affordable tin ceiling clinches the Victorian mood.

BIG SAVINGS

Paint the existing or stock cabinets.

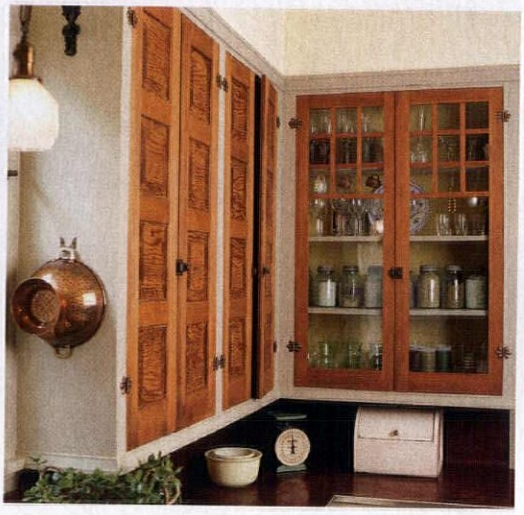
THIS PAGE: PHOTO BY DAVID DUNCAN LIVINGSTON; OPPOSITE, CLOCKWISE

More Online

See a retro '30s kitchen done on a budget at **oldhouseonline.com/retro-kitchen-on-a-budget**.

BIG SAVINGS

Use salvage —and think creatively.



TOP Plain cabinets were decoupaged with botanical prints in this re-creation of a mid-century kitchen. **LEFT** The only splurge is the Marmoleum floor with inlaid borders. **ABOVE** Existing cabinet doors were stripped.

Budget basics are obvious:

Don't add on if there's an alternative; increase the efficiency of the room, not its size. Relocate some storage to a closet, mudroom, or basement. Try not to move the plumbing, which can get expensive. Always "clean it first" (whether old cabinets, hardware, or tile); you may find it does not need replacement after all.

Decent existing cabinets, however dirty or outdated, can be refurbished. Consider refinishing or painting them, building new doors, using glass-front doors on some, or changing out builder-grade hardware for period reproductions. A monochromatic scheme sometimes gives an old kitchen a fresh look. If the old cabinets were sub-par and are now showing their age, replace them.

New cabinets are the single most expensive item in many kitchen renovations. Painted stock cabinets cost the least, and custom hardwood cabinets with period-style flourishes are the most expensive. Splurging on cabinets is certainly worth it: they define the room, and quality will pay for itself over time. You can save a bit by not insisting on every option (e.g., spice and knife drawers), and by adding freestanding pieces instead of an additional run of cabinets. Open shelves are cheaper to build than wall-hung top cabinets. The center island doesn't necessarily need to be plumbed.

Countertop materials range widely. At about $40 per square foot, laminate can look great, especially edged in wood or aluminum (depending on period). Soapstone costs about $70–$120 per square foot and lasts forever. Quartz and granite cost $100–$250 per square foot.

Know your must-haves and then make trade-offs. Heart set on an expensive, retro-style refrigerator? Maybe you can afford it if you go with linoleum instead of tile on the floor, or forego granite countertops. Keep one wall of those ca. 1950 white metal cabinets, thereby freeing the budget for a tile backsplash. Also remember that color, textiles like curtains and a tablecloth, and collectibles are affordable ways to add personality and period style to an otherwise standard-budget room.

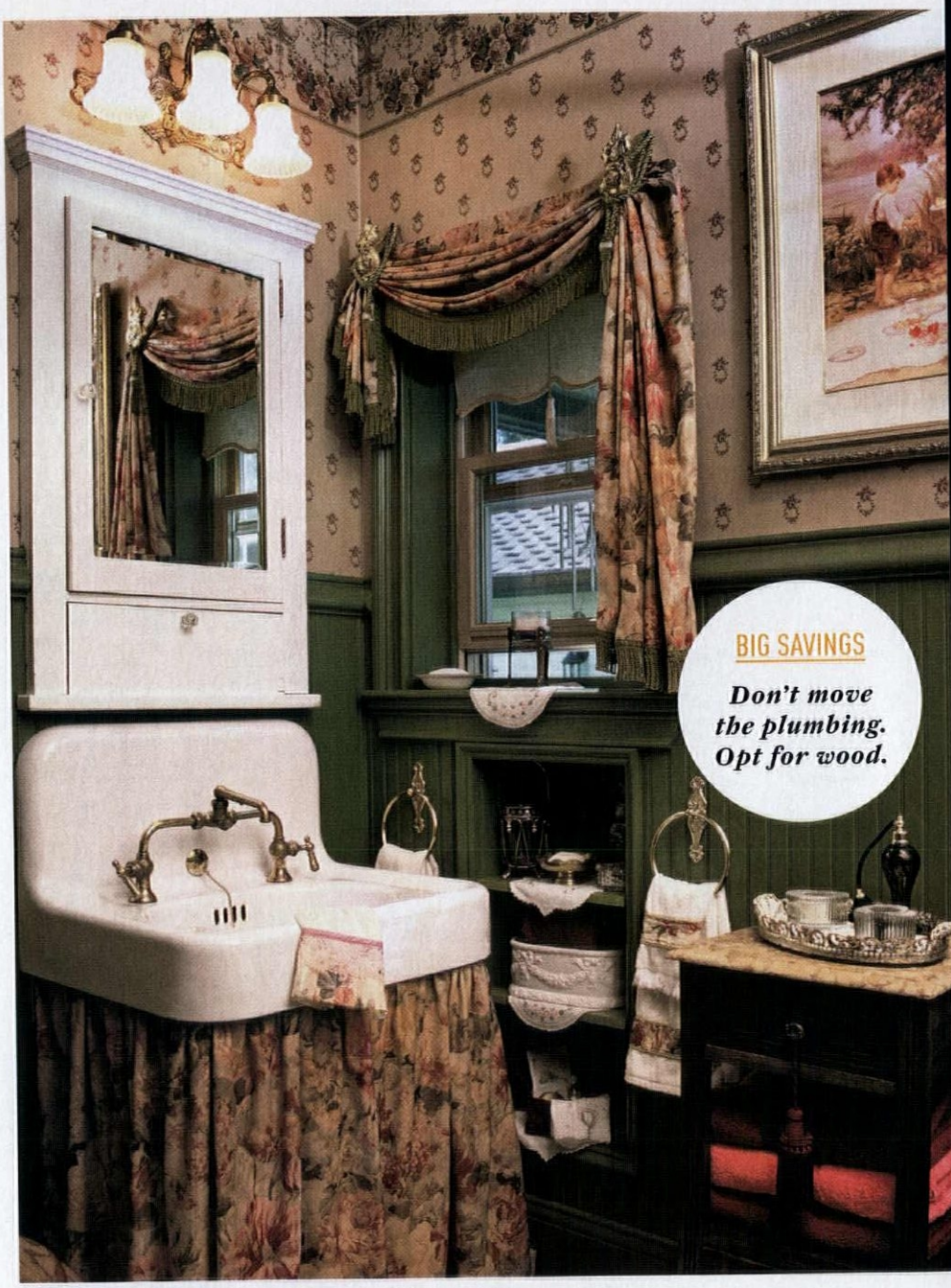
Save on tile, if you decide to use it, because the price tag can be steep if you need a lot of it, or if you choose hand-made or premium tile. Here's how to get the most bang for your buck.

Use it judiciously. Art tile is a beautiful accent, but if you don't have the budget to do a full kitchen's worth of backsplash, find a panel or a deco tile you like, and "picture frame" it. Around the focus, use less expensive liners, plain tile, and perhaps some more liners and molded trim to fill the space. Another option is to use a bordered panel or tile mural assembled and sold as a set, and again use plain tiles around it.

Buy at reduced price. Every tile showroom and even small-scale custom makers offer sales on discontinued tile and on custom orders that were never picked up. If you've got time and can keep an open mind, a beautiful, appropriate set may fall into your hands at an affordable price.

Use production tile. The big manufacturers make wall, floor, and decorative tile in sizes and styles that simulate historical tile. You can give installations of such tile a custom look: Plan out a border for an otherwise plain tile floor, say. Mixing production tile with handcrafted decos gets tricky, because the tiles' actual sizes (whatever the dimensions given), depths, and edge characteristics will be different. It's wise to have your expert tiler in on the project from the beginning, approving purchases and the design. (Same goes for mixing tiles from more than one studio.)

Go south of the border. Mexican tile is handcrafted and colorful, the product of a long history of craft. It's also much less expensive than American-made art tile. If a Southwestern or Arts & Crafts Rustic look appeals to you, consider Saltillo floor tiles, or Talvera and Azulegos decorative tiles, which are brightly colored and feature geometric and floral motifs (perhaps to augment plain terra-cotta tiles). *—Dan Cooper*



BIG SAVINGS

Don't move the plumbing. Opt for wood.

ABOVE Incorporating salvaged pieces, this new room shows how period touches can transform the typical old-house bath. **LEFT** A beautiful cabinet enhances an otherwise simple bathroom. **OPPOSITE** The decorative panel was purchased at steep discount in a moving sale. White subway field tiles line wet areas; the rest of the room is clad in inexpensive beadboard.

TOP: PHOTO BY RUSTY RENIERS; BOTTOM:

BIG SAVINGS

Use art tile sparingly for punch.

THE VALUE (AND PITFALLS) OF DIY

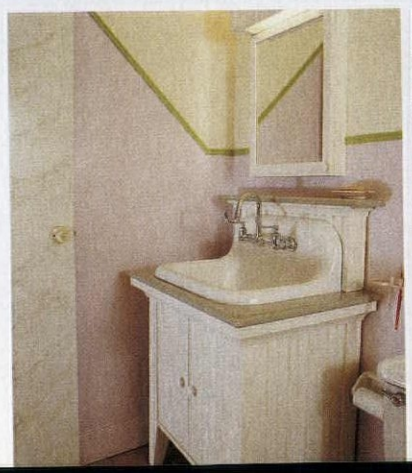
Rueful stories abound, proving that DIY isn't necessarily cheaper—not if you have to do things over, or hire a subcontractor on an emergency basis, or if your trial-and-error throws off the schedule. Even doing your own measuring (for cabinets and countertops especially) is fraught, as do-overs are expensive.

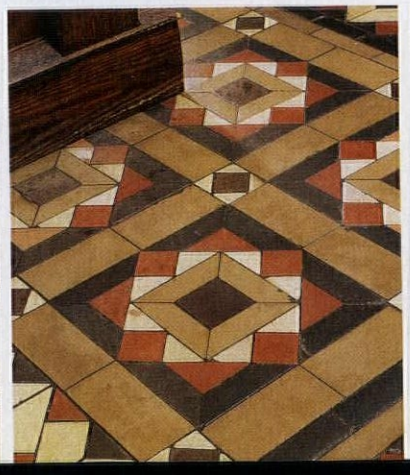
To trim the labor budget, pre- and post-construction jobs are good bets. Clear the space yourself and clean the worksite every night, rather than paying for crew time. Many homeowners prefer to do the demolition—but know what you're facing. Pulling down a deck, removing upper cabinets, and scraping off linoleum are relatively safe projects. Leave it to the pros if you can't recognize a load-bearing wall or if demolition could disrupt electrical or plumbing lines. When the job is all done, save by painting and installing hardware yourself.

BIG SAVINGS

Use unfitted pieces and antiques.

The DIY wainscot, painted floor, and unfitted antiques kept the price down while adding Victorian authenticity.





TOP: PHOTO BY BLACKSTONEEDGE.COM; BOTTOM, FROM

BIG SAVINGS

Keep things simple with timeless basics.

Stay classic—good advice for savings upfront and in the future. Trendy choices are often expensive and quickly date a kitchen or bath, which can harm resale value or make you want to do it over in a few years. Timeless choices (like white fixtures) are generally less expensive, and they won't go out of style.

Think in black and white. Both all-dark and excessively white kitchens show dirt and become tiresome. The black and white kitchen, however, is a classic in all periods: think white tile and soapstone, or ivory-painted cabinets with an old black stove. Some contrast gives the room visual depth. Wood has a place in old-house kitchens, whether on the floor or in the island—and even for dry-area countertops.

Avoid dramatic sinks. Unusual colors and shapes will age quickly. Porcelain sinks are timeless in the kitchen, copper or German silver in the pantry or bar.

Pick neutral countertops. Avoid exotic granites and glossy surfaces. If you do choose granite, make it lightly figured and very dark or very light, with a honed finish. Soapstone and slate have been used for centuries. If you choose a solid-surface material, stick to those that resemble stone.

Do a simple backsplash. If you're using a quality countertop surface, it may be best to use it on the backsplash as well. Plain subway tile is a safe choice. Don't get too personal with colors or tile murals.

TOP With all the basics in black or white, this kitchen is timeless. Cottage charm comes from the use of colorful ceramics, textiles, and copper. **LEFT** Celery-green walls and an old worktable add depth to b&w.

INCORPORATE SALVAGE & REMNANTS

Not everything needs to be ordered brand-new through a showroom. Three examples are shown at left: A big old porcelain sink, bought cheap, was built into a simple vanity cabinet by a carpenter on site. Historic geometric tiles were salvaged by the homeowners when a nearby church was being demolished. The original soapstone sink with countertop was raised to standard height on a very simple base cabinet with a plate rack above.

That kind of reuse adds character and patina, another advantage. Most people want some built-in workspace, but, in lieu of an additional run of custom cabinets or an island, consider using antique furniture, like a Hoosier cabinet or worktable.

Buying remnants can get you high-cost materials at a reasonable price. An entire countertop in marble is very expensive—but buying a two-foot remnant piece, from the stone yard or your contractor, gives you a pastry center; other counters may be covered in wood, tile, or laminate. Look for building-supply auctions, too.

Inviting and Efficient

OLD HOUSE JOURNAL READER FAVORITE 2016

This Colonial-style kitchen is an OHJ reader favorite; is it the warm patina, or that display of redware? **By Tim Tanner**

Especially when it comes to houses built before 1860, kitchen design presents challenges. It's been ages, after all, since the kitchen was centered on a cooking hearth—or even a big cook stove. Multiple remodelings over the decades undoubtedly have obliterated history.

Then there's accommodation for modern technology and function. Today's kitchen designers assume you'll want matching cabinets, lots of countertop space, and a multitude of appliances.

It is possible, however, to combine old and new—by adding a fireplace, or by using unfitted (mismatched or freestanding) cabinets and kitchen furniture. You can opt for historical colors and aged finishes. Period serving ware may be displayed in hutches and on open shelves. It's easy to integrate a beamed ceiling, wide-plank floor, multi-light windows, and reproduction lighting. The old-house kitchen is a favorite space that exudes atmosphere.

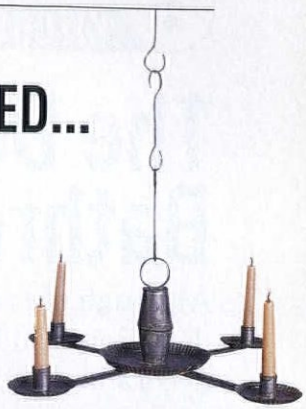
One well-known maker of historical kitchens is David T. Smith of Ohio, whose work is shown here. The period-inspired (though certainly—and thankfully—not reproduction) kitchen is in a house near Cincinnati. Cabinets wear different finishes and paint colors. The owners' collection of redware adds color and interest.

1. HIDING IN PLAIN SIGHT
Functional necessities seem to disappear into the design. The sink is soapstone, a beautiful complement to early homes. A sleek cooktop is integrated into a run of cabinets built to look like a large hutch. The refrigerator (at far right) is behind a paneled door and reads as an old cupboard, complete with distressed paint.

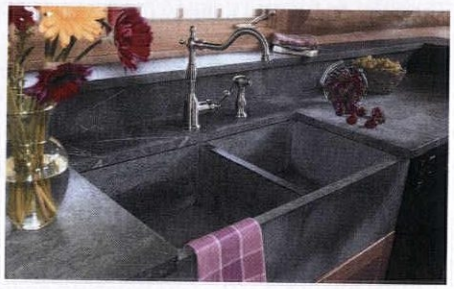
2. PAINT AND FINISH
Perimeter cabinets, at the standard height, and an island create the efficient layout that most homeowners want. The look is unfitted, though, owing to a few simple tricks. Cabinets are variously finished in red, yellow, and black. Both wood and soapstone are used for countertops.

 FOR RESOURCES, SEE PAGE 95.

BE INSPIRED...



Handmade lighting from Authentic Designs: the SM-CH-910 **chandelier** in the basic terne finish (shown with candles) has a diameter of 22". Price electrified is $553. *authenticdesigns.com*



Philadelphia Soapstone fabricates **stone sinks** for clients in the Mid-Atlantic. The standard sink features tongue-and-groove construction. See the website to request a quote. *soapstonecompany.com*

Greg and Mary Shooner are famous for the American **redware** they create in their 1860s Ohio barn. Prices range from about $50 to a high of $21,500 (for a museum piece), with most serving ware in the $200–500 range. Through crafts shows and at *pandacountryprimitives.com*

Multi-color basketweave flat-woven **rugs** in Capel's Hampton line are shuttle-loomed in North Carolina from sturdy wool-blend yarns. Four multi-color versions ('Beach Party' shown), plus stripes and tonals in many rectangular sizes. MSRP $259 for 3' x 5' size. *capelrugs.com*

3. OPEN SHELVING
A display of collections furnishes a room, even a kitchen. Here, hand-crafted redware instantly defines the period while adding color and pattern. Open shelves (less expensive to build than upper cabinets) are set into colonial-style scalloped side brackets.

4. CABINETS LIKE FURNITURE
The painted cabinets have simple Shaker design and feature furniture "legs." Instead of a run of modern wall-hung upper cabinets, Smith designed storage imitating a hutch, along with shelving and expanses of window and wall. Wood floors and period lighting fixtures extend the look of a furnished room.

The Decorated Bathroom

OLD HOUSE JOURNAL READER FAVORITE 2016

Although the room's layout is typical, deft choices in flooring, lighting, and decorating made it a period piece.

By Patricia Poore

Three white fixtures in a small room—what could be more common? The subway tile and a medicine cabinet over the sink are not unusual. This undistinguished room in a 1909 house became an attractive period-style bath through small but adroit decisions. Fine details and decoration with a late-Victorian sensibility blend with the hygienic white "sanitary" concerns that followed in the early 20th century.

Bathrooms ca. 1900–1929 are a good model; earlier homes (once served by an outhouse) often got indoor plumbing during that era. The look is, of course, period appropriate for bungalows, Craftsman, and Prairie houses, and for Tudor, Colonial, and Romantic Revival homes.

Rushes and fishes have long been popular motifs for bathrooms. They may have been stenciled or hand-painted in the past; today's well-ventilated bathrooms allow the use of wallpaper. The deep frieze area over the tile in this room is made of the 'Kingfisher' frieze and 'Lilypad' and 'Fish' borders, commissioned by the client and available on special order from Bradbury & Bradbury Art Wallpapers.

1. THREE PORCELAIN FIXTURES

Strip away the decoration and you've got the most common of old-house bathrooms: three fixtures in close proximity. Yet without expensive renovation, it became a charming room.

2. PAPER ON TOP

Several water-themed friezes and borders combine to create the deep band of decoration over a high tile wainscot. The room gains period proportions—and the frieze is neither hidden behind fixtures nor subject to splashback.

3. WALL LIGHTING

The triple fixture over the mirror and multiple single wall brackets (sconces) keep the white-tiled room well lit. The period look comes from the reproduction style and the choice of burnished gold and brass accents, in plumbing fittings as well as the lighting.

4. PERIOD MILLWORK

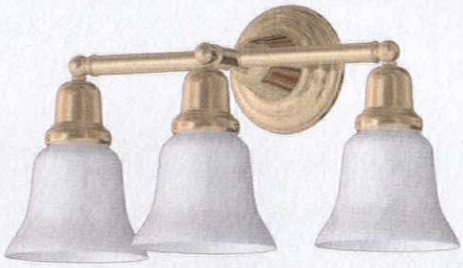
The flat, bungalow-style casings and header at the window attest to the 1909 date of the house. The window has a short sash hung over a taller one, in keeping with period proportions. The recessed medicine cabinet, too, has plain, flat trim. Painted woodwork was common in bedrooms and service areas during this period.

5. MOSAIC TILE

Grouted, matte-finish mosaics (here in the hexagon shape common in the first quarter of the 20th-century) are practical for bathroom floors: easy to clean and not slippery when wet. Along with plain white 3x6 subway tiles on the walls, the floor's Greek key border and black accents create a classic, finished room.

 FOR RESOURCES, SEE PAGE 95.

BE INSPIRED...



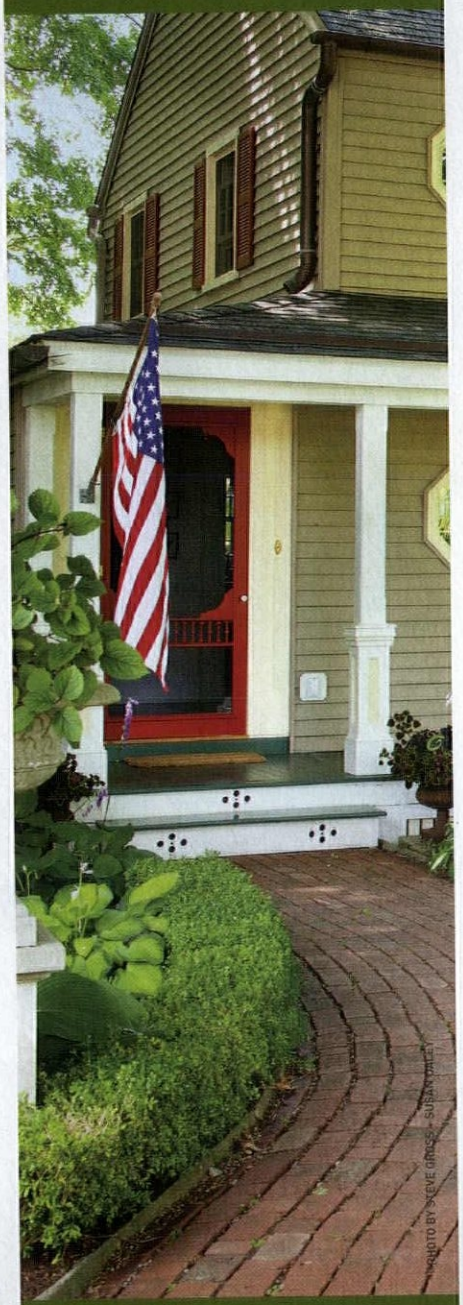
Transitional design in several configurations; shown, the 'Carlton' Triple **Sconce**, in nine finishes including unlacquered brass to acquire patina. $375. *rejuvenation.com*

Speaking of watery bathroom themes, here's a whimsical tile-in **soap dish** featuring marsh creatures and rushes. Single color glaze $83, hand-painted $125. *prattandlarson.com*

The Country Bath exposed **tub set** with hand-shower (#A1401) is available in five finishes, including satin nickel and the bright Inca Brass. MSRP $1,255, through showrooms and online retailers. *rohlhome.com*

Renovator's Supply sells **clawfoot-tub** designs (as shown, slipper, double-ended), plus fittings and such tub accessories as soap-and-sponge caddies. Tubs about $925–1,200, feet sold separately. *rensup.com*

Welcome Home



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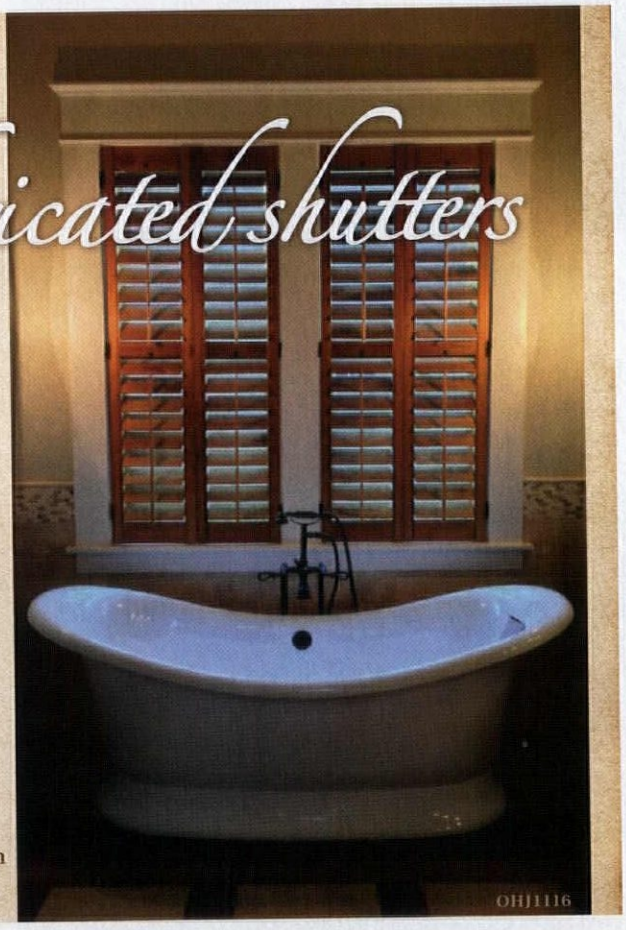

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OLD HOUSE JOURNAL
STYLE BY ERA
2016

Colonial to Gothic Revival

On this and the pages that follow, discover perennial favorites that find their way into houses of every period.

By Mary Ellen Polson

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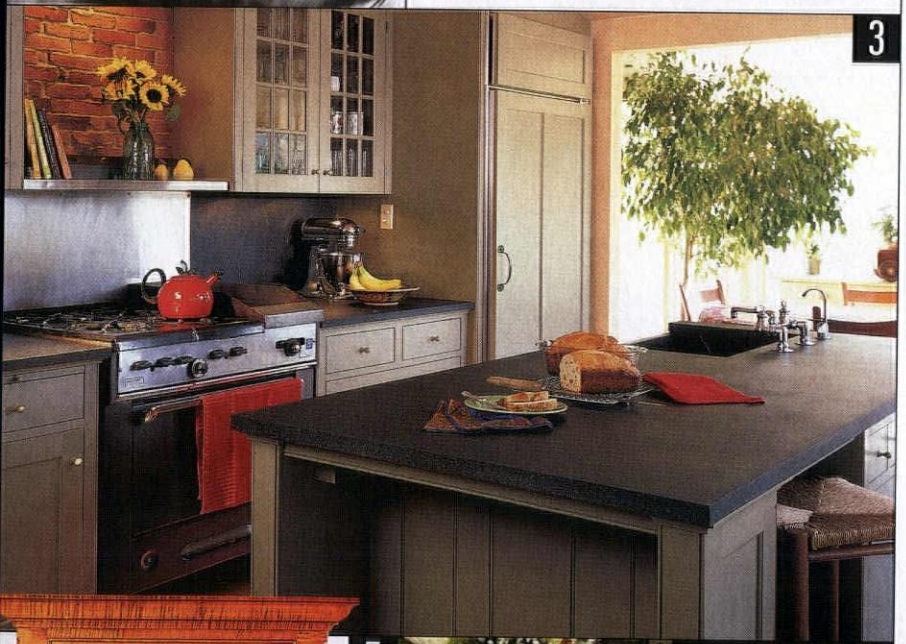

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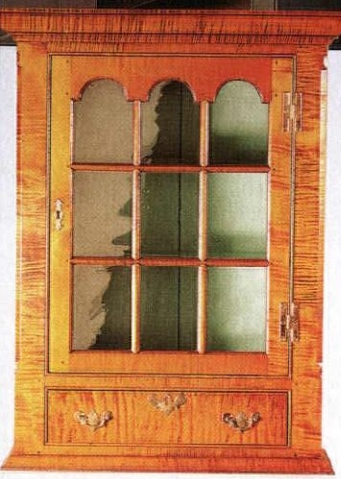

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1. CABINETMAKER'S HIGH CHEST
The John Head cedar high chest is a reproduction of a rare Philadelphia original from 1715. Details include a narrow "torus" drawer concealed in the sizable cornice. $14,675. Andersen & Stauffer, (717) 626-6776, *andersenandstauffer.com*

2. HIT THE MARK
Known as bull's-eye glass, crown bullion is a handmade glass that displays subtle concentric rings around the center. It is available in 8", 10", and 12" squares and sold by the piece. $89 to $104. Bendheim Restoration Glass, (800) 221-7379, *restorationglass.com*

3. AGELESS SOAPSTONE
Soapstone has been a favorite for sinks and counters since colonial times. These 1¼"-thick soapstone countertops are fabricated by a company that has been in the business since 1856. Countertops: about $70 per square foot. Vermont Soapstone, (800) 284-5404, *vermontsoapstone.com*

4. ORGANIC STONE
Cut from a single piece of stone, the small bread baker is ideal as an undermount sink in bath or bar. Depending how much stone is removed, it can also be a partially or fully above-counter sink. $1,050. Bucks County Soapstone, (215) 249-8181, *bcsoapstone.com*

5. EARLY WALL CUPBOARD
A masterpiece of early American craftsmanship in tiger maple, the hanging wall cupboard features a dovetailed case and a mortise-and-tenon face frame. It's 32¼" high x 27½" wide x 11" deep. $2,800. D.R. Dimes, (603) 942-8050, *drdimes.com*

Victorian Decades

6. HIGH VICTORIAN CRAFT
The Hummingbird and Cushion knob and rose sets are limited-edition signature series available only from this century-old hardware retailer. Both are handcrafted using the lost-wax casting method. $649 and $739.99. Crown City Hardware, (626) 794-1188, *restoration.com*

7. ROCOCO BRACKET LAMP
This faithful reproduction of ca. 1845 solar bracket lamp features a decorative arm made from a lost-wax casting using a mold taken from a period fixture. The lamp projects about 14½" from the wall including the large, cut-glass shade shown. $2,980. J.P. Tinsmith, (315) 853-1444, *jptinsmith.com*

8. JEWELS FOR THE HOUSE
The Victorian Jewel pull and coordinating knob for cabinets or furniture are accented with green aventurine stones. Shown in 'Brite Nickel', they're also available in six other finishes. $44 to $54. Notting Hill Decorative Hardware, (262) 248-8890, *nottinghill-usa.com*

9. GOTHIC SHELF BRACKET
Reproduced from an 1880s Victorian Gothic Revival design, the heavy, cast-brass bracket is an exclusive from this lighting and hardware outfitter. It measures 9¼" high x 6¾" wide x 1" deep. $43.79 each. House of Antique Hardware, (888) 223-2545, *houseofantiquehardware.com*

10. MOSAIC STYLE
This floral-patterned floor is a custom design, hand-assembled from ¾" square unglazed porcelain mosaic field tiles from the Subway Mosaics collection. Field tiles are sold in sheets (approximately 1 square foot). $27.45 per sheet. Heritage Tile, (888) 387-3280, *heritagetile.com*

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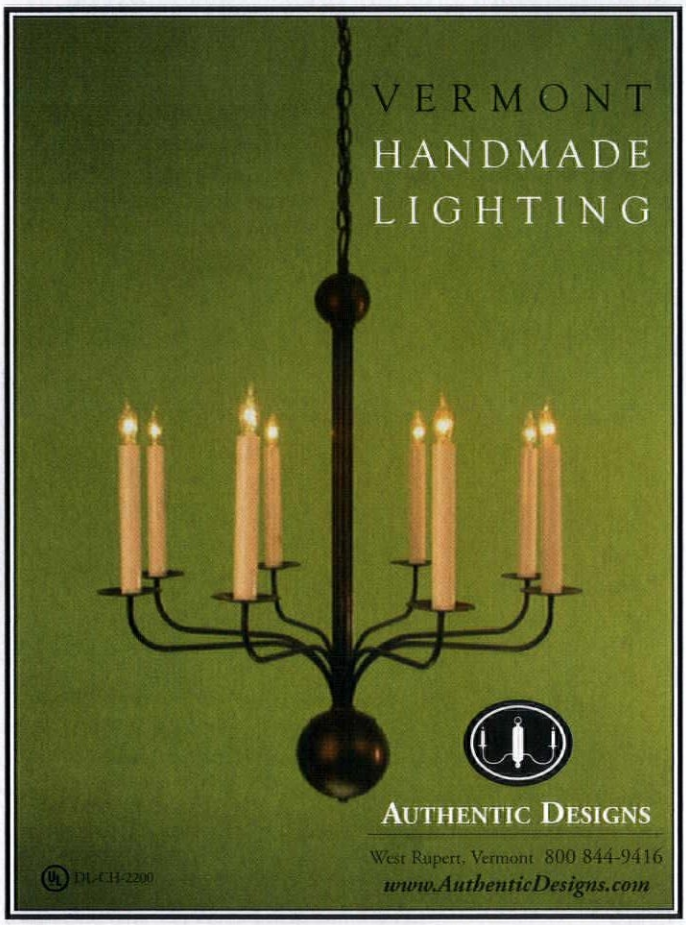

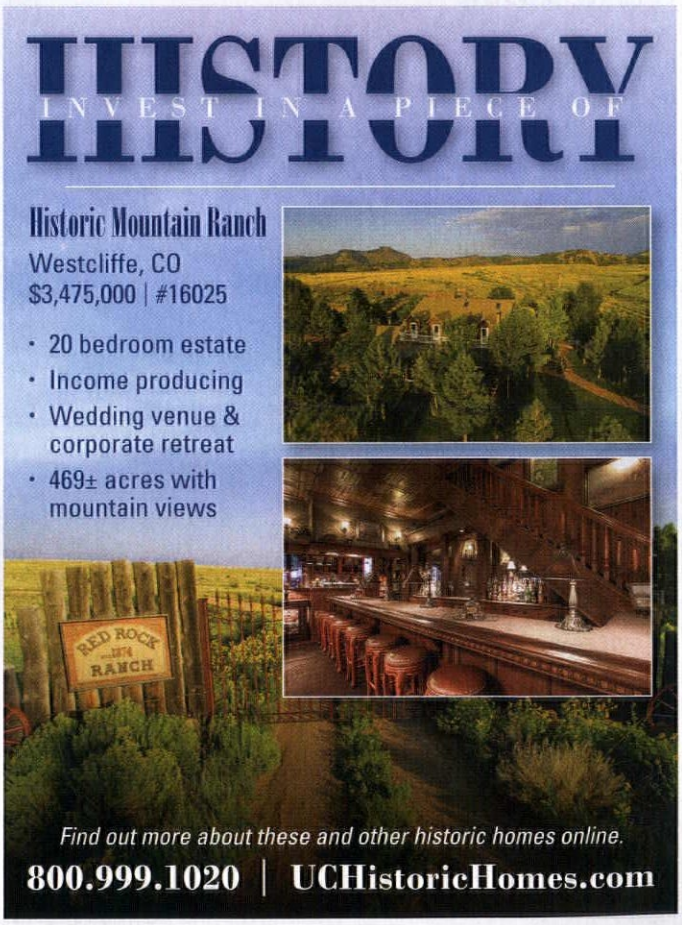

Arts & Crafts Coast to Coast

11. ECCLESIASTICAL CLOCK
Crenellations, bracketed sides, and a rose-window copper face announce the 12th-century inspiration behind the Cathedral Gate clock. In quarter-sawn oak, the clock measures 18" tall x 22" wide x 6" deep. $1,100 to $1,350. Present Time, (360) 445-4702, *present-time-clocks.com*

12. GREENE SCREEN
The Greene & Greene-inspired screen door is an example of the custom capabilities of this long-time screen-door maker. Standard designs are offered in Douglas fir, oak, cedar, mahogany or Accoya, a durable, insect-resistant synthetic wood. This door: $995 and up. Coppa Woodworking, (310) 548-4142, *coppawoodworking.com*

13. COLLECTIBLE ELLIS
Available only through the end of 2016, the Harvey Ellis console is a true collector's edition at a bargain price. In oak or cherry with an Ellis-style inlay, it is 32" high x 54" long x 15" deep. $1,699. Stickley, (315) 682-5500, *stickley.com*

14. SERENITY LAMP
The shallow, broad roof of the Katsura column-mount lamp is a nod to its Asian design influences, as is the metal Toshi overlay. The fixture comes in 10 finishes with 10 glass options. Shown in rustic brown and white opalescent glass, it measures 12" high x 16" wide. $508. Arroyo Craftsman, (626) 960-9411, *arroyocraftsman.com*

15. VIVIDLY VOYSEY
Influenced by an early 20th-century carpet designed by C.F.A. Voysey, the Voysey Border rug juxtaposes a lush rose-red ground against a simple, stylized floral border. It's available in 15 sizes. 8' x 10': about $3,280. The Persian Carpet, (800) 333-1801, *persiancarpet.com*

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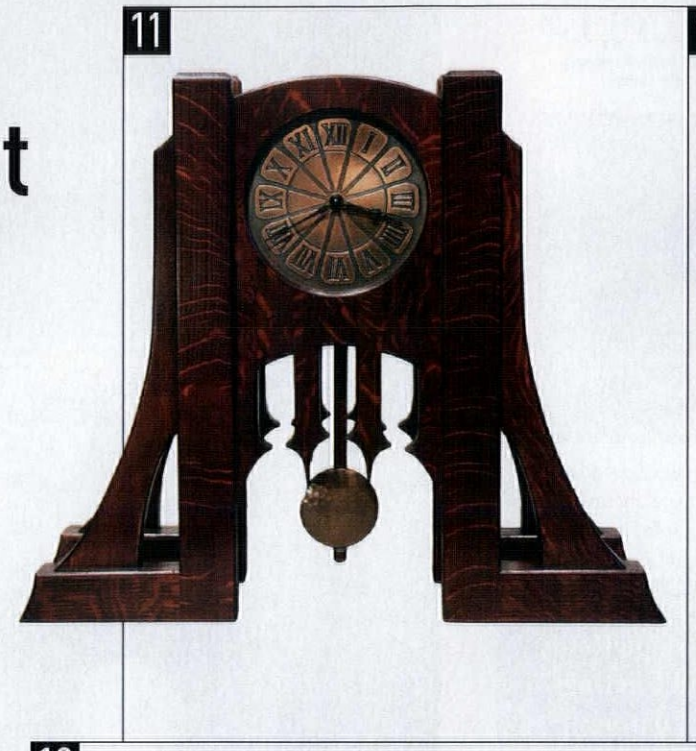

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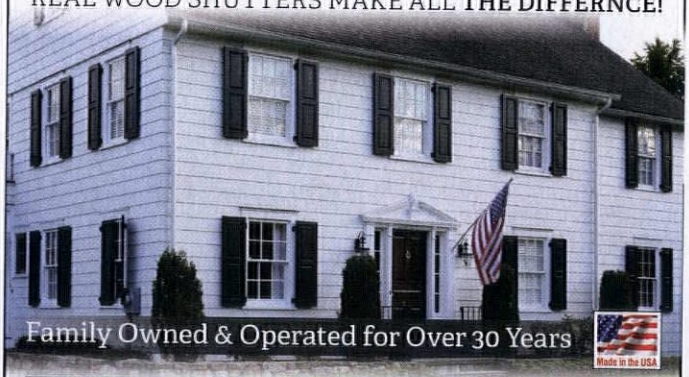

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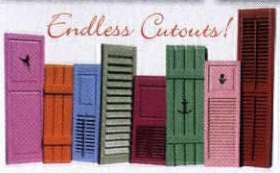

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Early 20th Century Revivals

16. AGE OF SAIL
The Viking Ship and Spanish Galleon murals depict a favorite Romantic Revival motif of the 1920s. Suitable for installation indoors or out, the hand-glazed decorative tiles measure 12" x 12" and are 1/3" thick. $200 each. RTK Studios, (805) 640-9360, *rtkstudios.com*

17. STEELY ANDIRONS
These hand-forged Goose Neck andirons have a timeless quality well suited to homes from colonial to Tudor Revival. Large enough to accommodate sizeable logs, they measure 18" high x 16" deep. $393. Historic Housefitters, (800) 247-4111, *historichousefitters.com*

18. WINDOW DRESSING
Outfit your Twenties cottage or castle with appropriate exterior shutters. Choose from fixed or operable louver, raised-panel, combination, and board-and-batten styles, with or without decorative cut-outs. Sold in pairs. $173 to $252 and up. Cut-outs: $42. Shuttercraft, (203) 245-2608, *shuttercraft.com*

19. INSTANT HISTORY
Restore missing plaster or millwork or add a period flourish with decorative mouldings and rosettes made from Petitsin, a pliable, paintable composition ornament. Oval rosette: $22.28; mouldings (per linear foot): $20.89 to $30.18. J.P. Weaver, (818) 500-1740, *jpweaver.net*

20. MILKY GLOW
Maple cabinets in the Providence style are finished in Light Cream from Old Fashioned Milk Paint (milkpaint.com). Timeless details include beaded inset doors, brackets, and polished-nickel bin pulls. Cabinets for a typical kitchen: $30,000 and up. Crown Point Cabinetry, (800) 999-4994, *crown-point.com*

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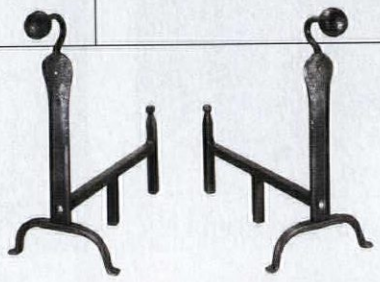

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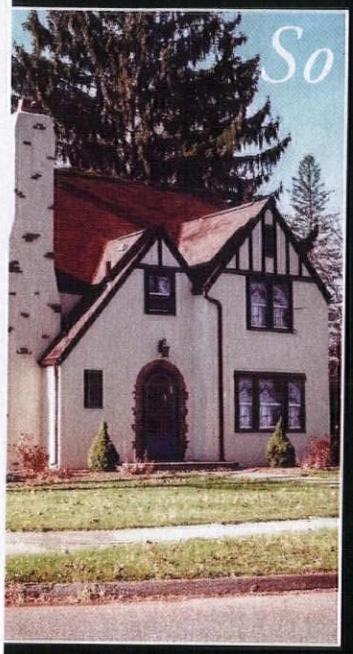
This classic home has central air



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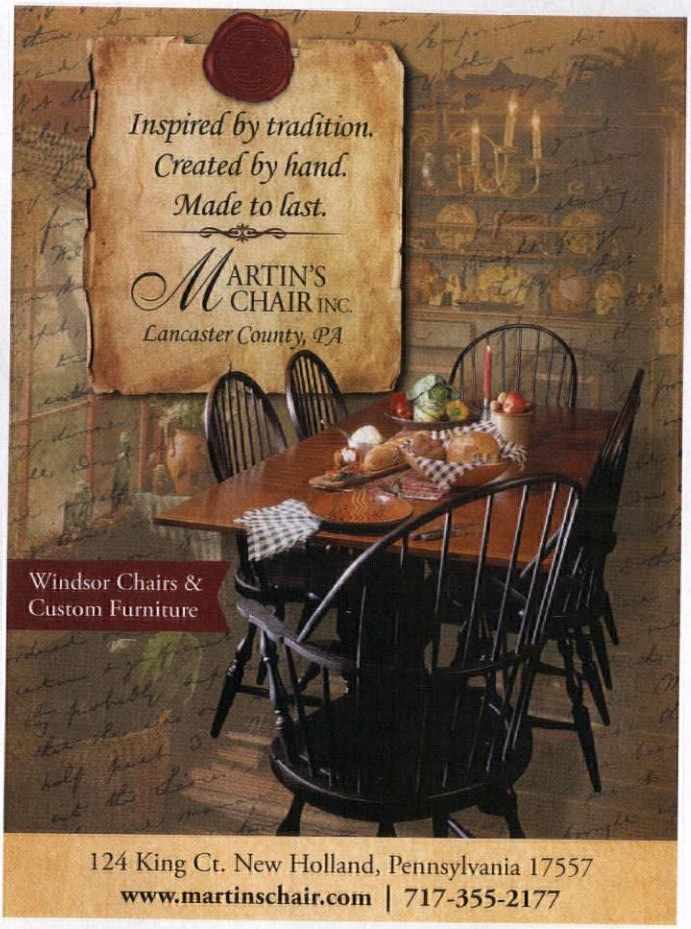

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21. GYROSCOPIC
The American Art Deco Streamline chandelier is a re-creation of a period ceiling fixture with nickel plating, gyroscope center-stem detail, and ca. 1938 reproduction amber shades. It's 28" tall x 21" wide. $1,112.50. Vintage Hardware, (360) 379-9030, *vintagehardware.com*

22. ELEGANT GRILLES
Replace old, nondescript register covers with these scroll grilles in an iconic 20th-century design. The grilles are handcrafted in America from solid brass, cast iron, aluminum, or steel, all at least 3/16" thick. $35.99 and up. Reggio Registers, (800) 880-3090, *reggioregister.com*

23. WRIGHT BALLOONS
Adapted from the 1913 Midway Gardens "City by the Sea" mural in Chicago, Spatial Dance is part of a collection of five new Frank Lloyd Wright-inspired wallpapers. The paper has a 27" repeat. It's sold in single 30-square-foot rolls. $127. Bradbury & Bradbury, (707) 746-1900, *bradbury.com*

24. BEST OF BOTH
The reproduction 1947 six-burner range offers the precise control of a gas cooktop with the efficiency of an electric convection oven. It's available in a choice of colors, with or without chrome trim. $6,995. Elmira Stove Works, (800) 295-8498, *elmirastoveworks.com*

25. LINES OF COLOR
Recalling the vibrancy of historic linoleum, Striato linear sheets are made of natural and recycled materials, and can be tailored to creative designs. Marmoleum is sold by the square yard (9 square feet). About $40 to $45. Forbo Flooring Systems, (800) 842-7839, *forbo.com*

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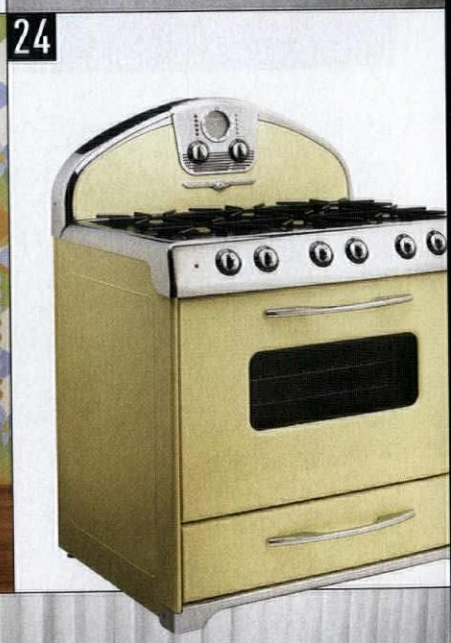
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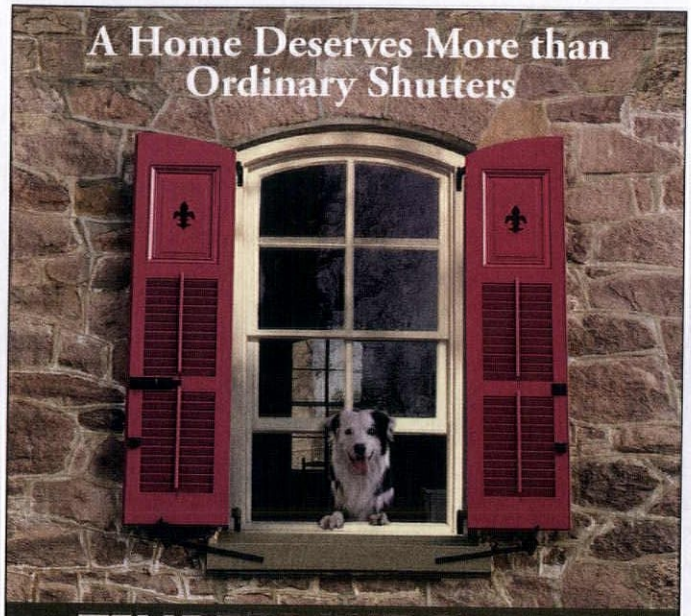

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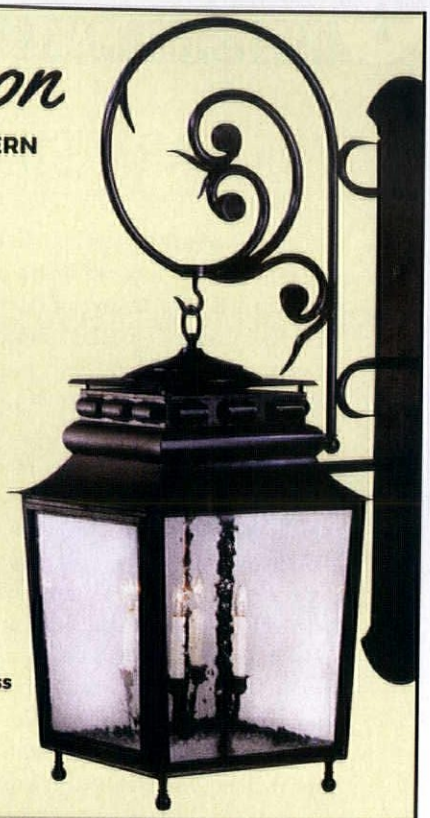

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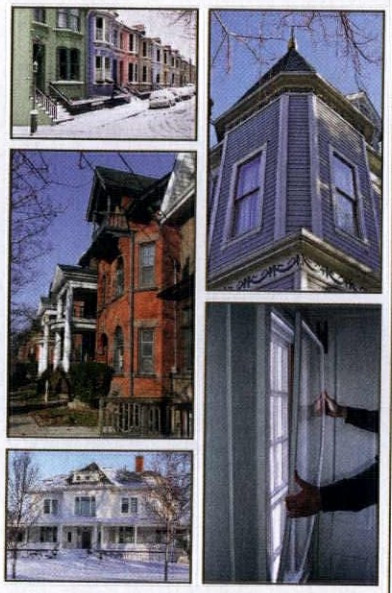

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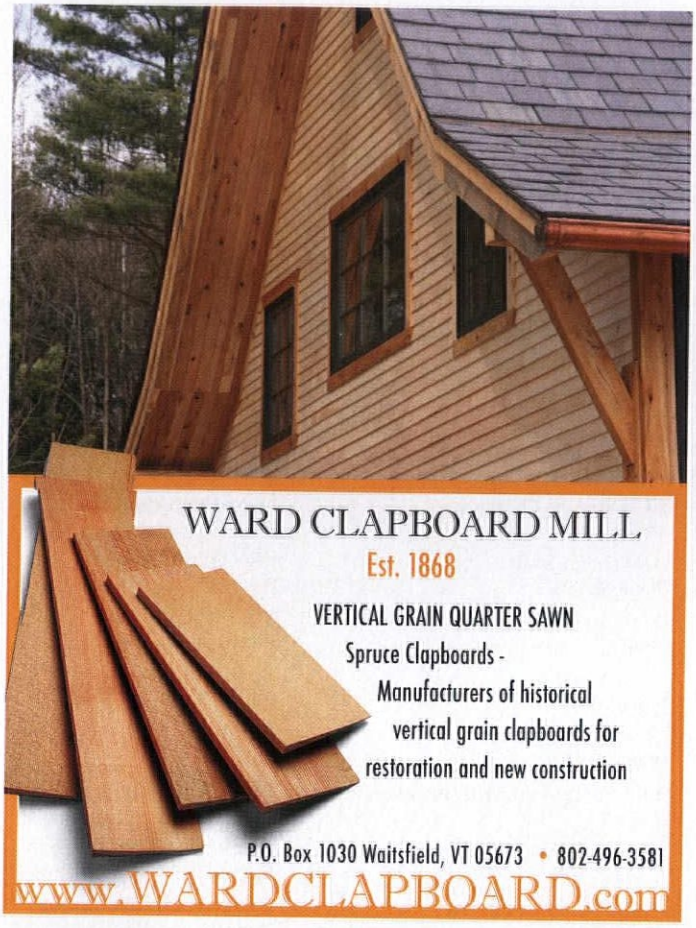
"Company research has determined that early American lighting was made of tin, wood, and iron," Burda says. "Turned wooden chandeliers were painted, and had arms made of tin and wire. Only the wealthiest colonists imported silver, crystal, and glass fixtures."

Many of his fixtures are licensed and authenticated by historical societies and museums. Every fixture is entirely handmade, often with the same hand tools that an 18th-century craftsman would have used. Shown here is model C173-6, with a painted, lathe-turned wood body and six wire arms. Candelabra sockets are concealed by hand-dipped wax covers. Period Lighting Fixtures, (800) 828-6990, **periodlighting.com**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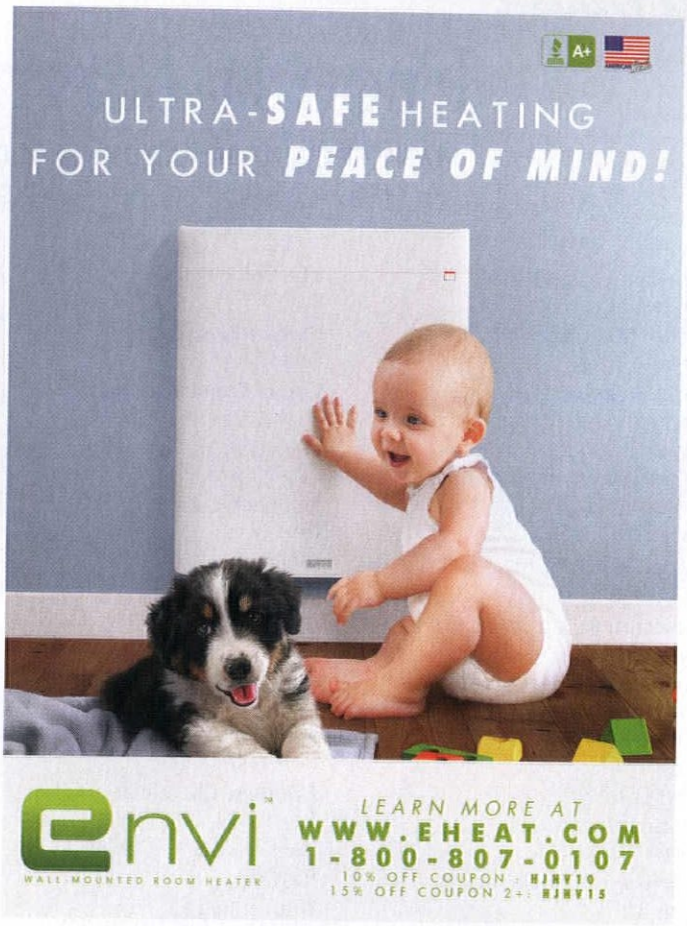
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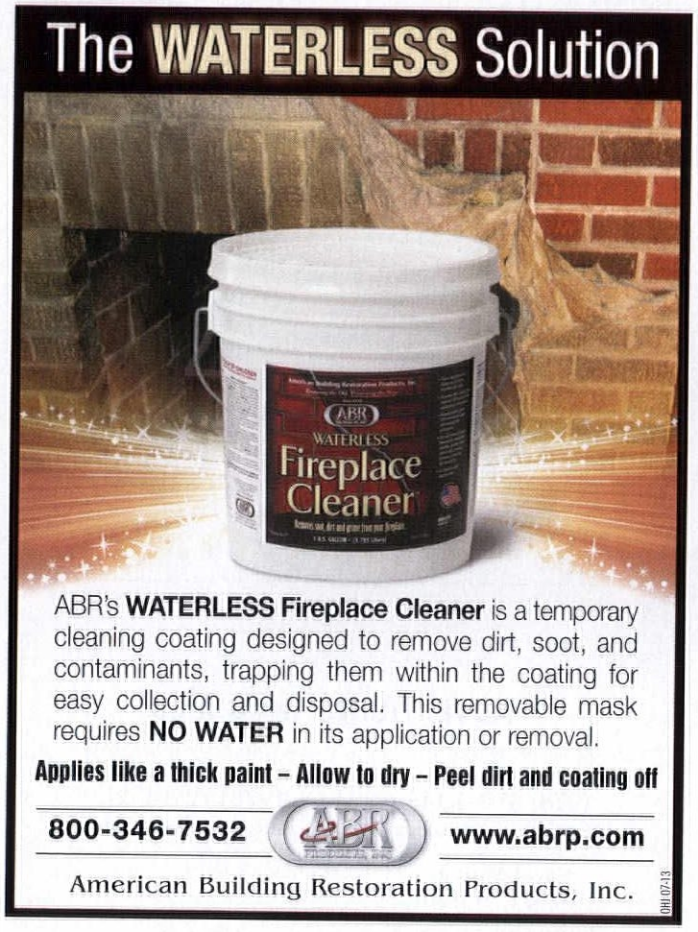
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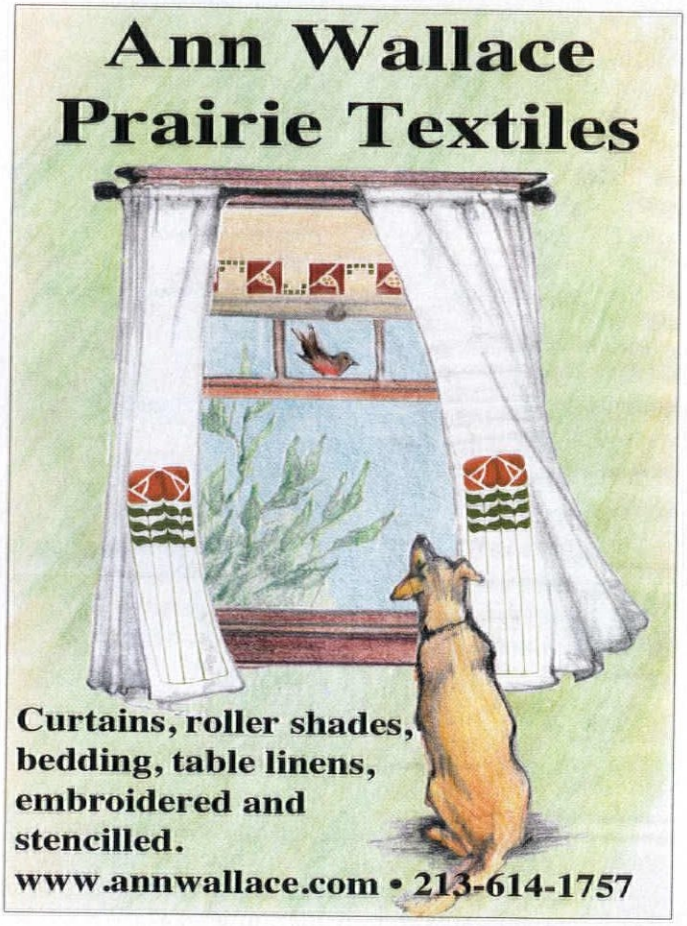
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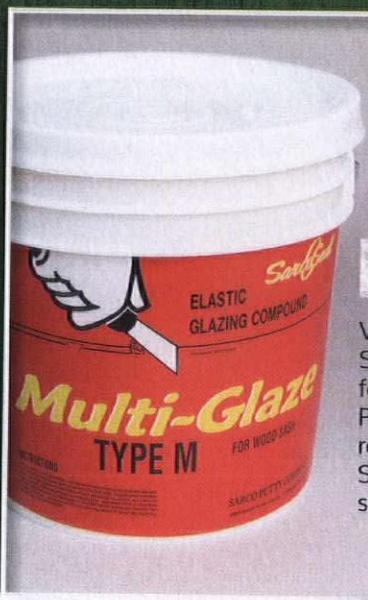

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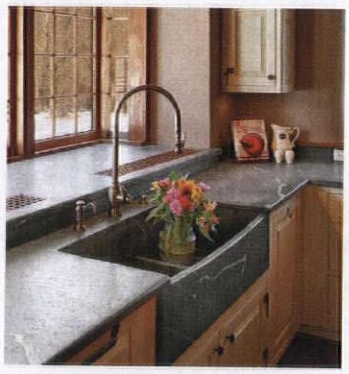

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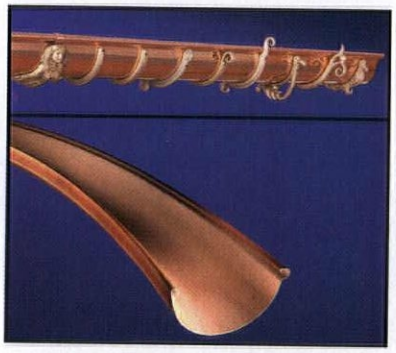

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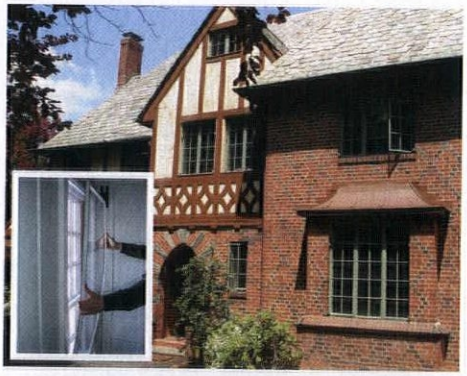

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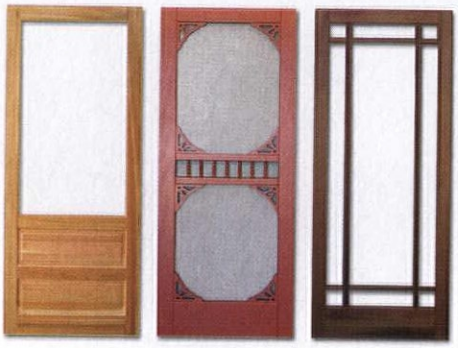

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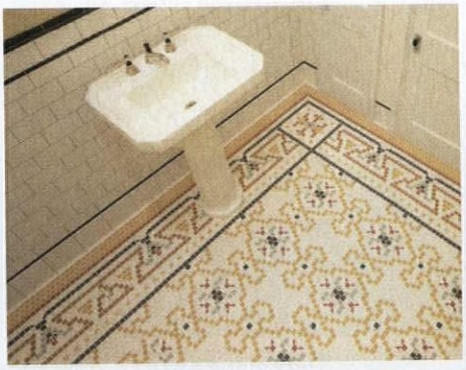

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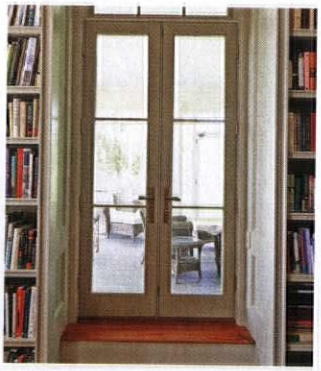

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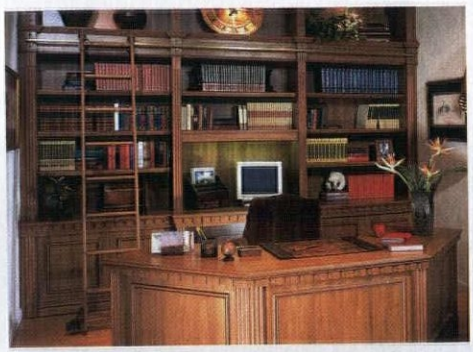

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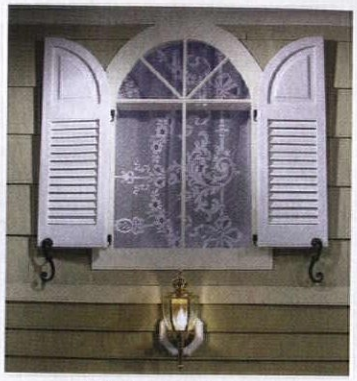

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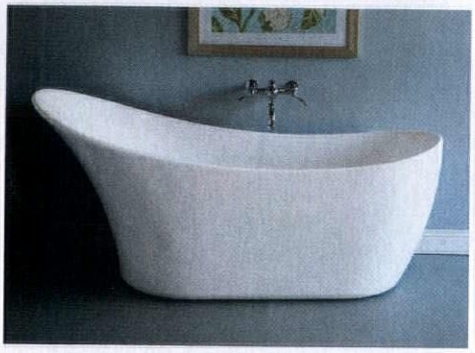

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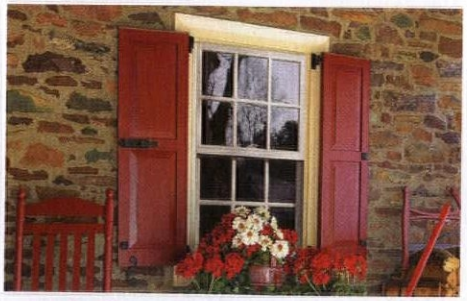

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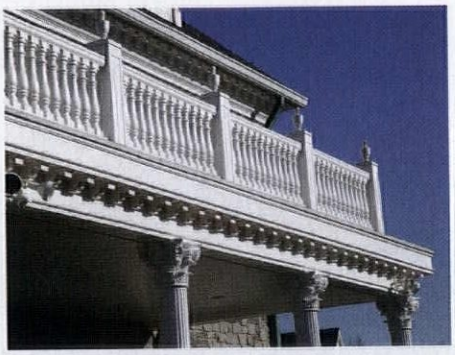

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Sanford-Covell House, Newport, RI: sanford-covell.com

WALLPAPERS
Neo-Classical Roomset **Bradbury & Bradbury Art Wallpapers** bradbury.com • (bath) 'Italian Panorama' **Iksel of Paris** iksel.com

p. 20 **ROLLING LADDER** **Putnam Rolling Ladder** putnamrollingladder.com *Custom manufacture in oak, ash, maple, cherry, mahogany, walnut, or birch for libraries, commercial, residential use* **STOVE** **La Cornue** lacornueusa.com

p. 22 **BATH FIXTURES** 'Vintage' tub **Kohler** kohler.com

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House Of Antique Hardware houseofantiquehardware.com *Period hardware collections in every style* **Notting Hill Decorative Hardware** nottinghill-usa.com *Cabinet hardware from unique archival designs* **Vintage Hardware & Lighting** vintagehardware.com *Reproduction builder's, furniture & cabinet hardware*

GASLIGHT FIXTURES
Victorian Lighting Works vlworks.com *Reproduction Victorian & turn-of-the-century electric & gas fixtures*

ROLLING LADDERS
Architectural Products By Outwater outwater.com *Functional rolling ladders for libraries, lofts, kitchens, wine cellars*

BATH FIXTURES
Bathroom Machineries deabath.com *Restored & reproduction fixtures & fittings* **Sign of The Crab Plumbing** signofthecrab.com *Period-look clawfoot tubs, sinks, faucets*

A STORYBOOK ODYSSEY

DESIGN/WALLPAPER
Karla Pearlstein, **Restoring History** restoringhistory.com

CONTRACTOR
Edward Overbay, **Overbay Houseworks**, Astoria, OR: overbayhouseworks.com

STAINED GLASS
David Schlicker Stained Glass, Portland, OR: davidschlicker.com

RADIATOR GRILLES
Heidi Shewchuk, **White Hart Forge**, Oak Grove, OR: whitehartforge.com

BATHROOM TILE
(powder room, not shown) **American Restoration Tile** restorationtile.com

p. 30 **TILE RUG** Reneé O'Conner, **Willapa Bay Tile** willapabaytile.com

p. 31 **ANTIQUE LIGHTING** **The Heights Shop** theheightsshop.com

p. 32 **VINTAGE STOVE** Moore's Vanity Stove restored by Dave Erickson, **Erickson's Antique Stoves** ericksonsantiquestoves.com

Related Resources

BATCHELDER REPRODUCTION TILE
Tile Restoration Center tilerestorationcenter.com *Ernest Batchelder reproductions & original designs* **Laird Plumleigh** lairdplumleigh.com *Art tile, including Earnest Batchelder series for fireplaces*

TUDOR HARDWARE
House Of Antique Hardware houseofantiquehardware.com *Hardware in 20th-century styles*

STORYBOOK WALLPAPER
Trustworth Studios trustworth.com *Specializing in the designs of Voysey, also originals; silk-screened, digitally sized & printed, custom work*

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LIGHTING
Appleton Antique Lighting appletonlighting.com *Lighting restoration specialists* **Barn Door Hardware Store** thebarndoorhardwarestore.com **Bevolo Gas & Electric Lights** bevolo.com **Classic Accents** classicaccents.net **Harris House Antique Lighting** harrishouseart.com **Lanternland** lanterland.com **Period Lighting Fixtures** periodlighting.com **PW Vintage Lighting** pwvintagelighting.com **Sundial Wire** sundialwire.com **Turn of the Century Lighting** tocl.ca

HARDWARE
Acorn Manufacturing acornmfg.com **Al Bar Wilmette Platers** albarwilmette.com *Hardware/lighting restoration & replating* **American Historic Hardware** ahhardware.com **Crown City Hardware** restoration.com **Historic Housefitters** historichousefitters.com **Historic Houseparts** historichouseparts.com **House of Antique Hardware** houseofantiquehardware.com **John Wright Co.** jwright.com **Notting Hill Decorative Hardware** nottinghill-usa.com **Smith Restoration Sash** srshardware.com **Vintage Hardware & Lighting** vintagehardware.com

WALLPAPER/PAINT/STRIPPERS
Adelphi Paper Hangings adelphipaperhangings.com **American Building Restoration Products** abrp.com **Bradbury & Bradbury Art Wallpapers** bradbury.com **The Color People** colorpeople.com *Consulting* **Franmar** franmar.com **Historic Colors of America** californiapaints.com **Olde Century Colors** oldecenturycolors.com **Old Fashioned Milk Paint Co.** milkpaint.com **Trustworth Studios** trustworth.com *Wallpaper, consulting*

KITCHEN/BATH/TILE
Bathroom Machineries deabath.com **Heritage Tile** heritagetile.com **Sign of The Crab Plumbing** signofthecrab.com

WOOD REPAIR
Abatron abatron.com **Donald Durham Co.** waterputty.com **West System** westsystem.com

WINDOWS/STORM WINDOWS
Adams Architectural Millwork adamsarch.com **Allied Window** alliedwindow.com **Arch Angle Windows & Doors** archangleohio.com **Architectural Components** architecturalcomponents.com **Climate Seal/Acoustical Surfaces** climateseal.com **Cooper Windows** cooperwindows.com **Indow Windows** indowwindows.com **Innerglass Window Systems** stormwindows.com **Magnetite** magnetite.com **Monray** monray.com **Phoenix Window Restoration & Technologies** phoenixwindow.net

PORCH PARTS & MILLWORK
Aeratis aeratis.com **Pro Wood Market** prowoodmarket.com **Ward Clapboard Mill** wardclapboard.com **Western Spindle** westernspindle.com **Worthington** worthingtonmillwork.com

HVAC: MINI-DUCT SYSTEMS
Hi-Velocity Systems hi-velocity.com **SpacePak** spacepak.com **Unico System** unicosystem.com

HVAC: RADIANT/STEAM
eheat eheat.com **Hardell Services** hardellservices.com **Runtal North America** runtalnorthamerica.com **Steam Radiators** steamradiators.com

SALVAGE IT

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Related Resources

NEW TIN CEILINGS
American Tin Ceilings americantinceilings.com **Chelsea Decorative Metal** thetinman.com **Classic Ceilings** classicceilings.com **Metal Ceilings Express** metalceilingexpress.com **Shanker Industries** shanko.com **TinCeiling Xpress.com** tinceilingxpress.com **W.F. Norman** wfnorman.com

KITCHEN & BATH RENOVATIONS WITH A BUDGET IN MIND

p. 62 **CABINET RESTORATION** **Fine Grain Construction**, Portland, OR: (503) 701-4787 **FLOORING** **Marmoleum** forbo.com

p. 64 **TIN CEILING** see "Salvage It," above **PENDANTS** **Rejuvenation** rejuvenation.com **HOOKED RUG** Similar black Penny hooked rug **Homespice Décor** homespice.com • Other Coins pattern hooked rugs **L.L.Bean** llbean.com

p. 65 **FLOORING/COUNTERTOPS** **Marmoleum** forbo.com

p. 66 **WINDOW SHADE** **Alameda Shade Shop** shadeshop.com

p. 67 **PAINT** 'Aviary Blue' 6778 **Sherwin-Williams** sherwin-williams.com **FIELD TILE** **Heritage Tile** heritagetile.com

p. 68 **NEW GEOMETRIC/ENCAUSTIC TILE** Imported by **Tile Source Inc.** tile-source.com • Modern type **Original Style USA** originalstyle.com

KITCHENS+ BATHS

p. 70 **CABINETS, REDWARE** **The Workshops of David T. Smith** davidtsmith.com

p. 72 **FRIEZE** (custom order) **Bradbury & Bradbury** bradbury.com

Related Resources

SOAPSTONE COUNTERTOPS
Bucks County Soapstone bcsoapstone.com *Custom-crafted sinks & counters* **M. Teixeira Soapstone** soapstones.com *Soapstone countertops & sinks* **Vermont Soapstone** vermontsoapstone.com *Vermont-quarried soapstone for counters, sinks & more*

EARLY/PRIMITIVE KITCHENS
Crown Point Cabinetry crown-point.com *Quality custom cabinetry using all-wood construction* **Kennebec Company** kennebecompany.com *Custom designed, handcrafted cabinetry in period styles* **Timeless Kitchen Design** timelesskitchendesign.net *Specializing in early American styles & finishes*

TERNE LIGHTING
Authentic Designs authenticdesigns.com *Colonial reproduction lighting* **Garber's Crafted Lighting** garbers-craftedlighting.com *Primitive lighting & fans*

RAG RUGS
Home Spice Décor homespice.com *Traditional rugs*

MILK PAINT
Old Fashioned Milk Paint milkpaint.com *Milk paint in powder form*

MOSAIC TILE
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Remuddling

DO
...respect the streetscape. Better add-ons: a step-back second storey at the rear, additional dormers at sides and back, or a rear addition not visible from the street.

DON'T
This one is a tidy little set of thou-shalt-nots: Don't use incompatible siding, don't change the street rhythm, don't create windowless walls, don't bring down property values.

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Chicago Bungalows are under siege by a new generation of design-challenged Seekers of More Space. Remodelers strip off the attic and roof to add a full second storey that overwhelms the house. Off-the-shelf windows and inferior materials ruin the architecture and promise a very short life. "Stop the Pop" is the local campaign slogan and hashtag. See more horror at chicagobungalow.org

> "No, I do not like your party hat."
> —Marco Ungarelli

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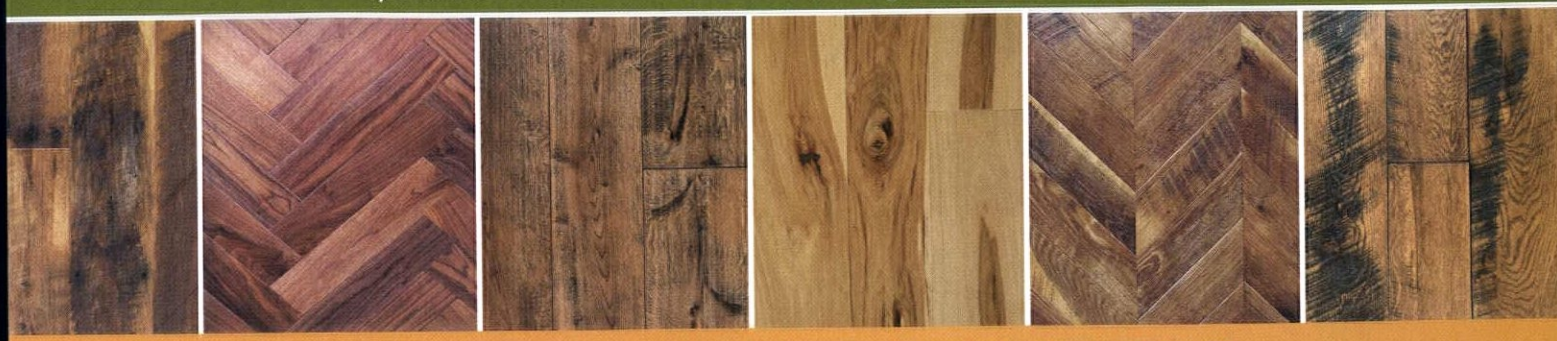

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